

## 256 4th Avenue

Mixed Use Townhouse · Gowanus

\$1,495,000

- 9 Rooms
- 4 Baths



Accepted Offer. Well maintained mixed use townhouse located on the Park Slope/Gowanus border. Three unit over store, fully tenanted. The business on the street level recently completed a \$100K modern build out complete with welcoming rear garden for outdoor dining. The upper three floors are currently rented triple net by a residential daycare. The annual rent roll for the entire building is \$115,800 providing a solid cap rate for any savvy investor. The R train is conveniently located one block away, and around the corner from the soon to be Whole Foods Market, short distance to the new Barclays Center.

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