

## 305 6th Avenue

Multi-Family Townhouse · Block & Lot 971-1 · Park Slope



**\$3,700,000** (Approx. \$577 /Sq.Ft.)

- 4 Units
- 4 Floors
- 20 Rooms
- 4 Baths

Lot Dimensions: 21 x 88  
Building Dimensions: 21 x 75  
Bldg Sq. Footage: 6,417  
Zoning: R



Location, Location, Location. Great Investment opportunity to own a huge corner building on 6th Avenue and 2nd street. This four family building plus parking gets a very high rental income of \$190,000/year. First floor, unit #1 is getting \$4000, unit #2 is getting 3750, unit #3 is getting \$4200, unit # 4 is getting \$3900. These apartments can easily get \$4500 per floor without the garage. Building dimensions is 21ft\*75ft, and the lot size 21ft\*88ft, with an annual tax bill of \$12,015.42. This is a rare opportunity to own a corner building in a prime Park Slope location! Private showings only (require 48 hours notice).

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