

## 2858 Brighton 3rd Street

Multi-Family Townhouse :: Brighton Beach

Great Investment opportunity. Cap Rate - 7%. Well maintained legal 3 family semi-attached house: 3BDR+ 1BDR +1BDR. Nice backyard, semi finished basement w/separate entrance, new boiler, water heater & electric. Bldg size: 18 x 50, lot size 20 x 80. Could be delivered vacant, tenants lease ends in September.

**\$680,000** (Approx. \$252 /Sq.Ft.)

- 14 Rooms
- 3 Baths

Bldg Sq. Footage: 2,700

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