

173 Hart Street

Multi-Family Townhouse : Bedford - Stuyvesant



Nestled alongside a community garden this 3 family newer construction built in 2004 has 3 large separately metered, floor through apartments with a private driveway. Each floor through apartment has 2 bedrooms + a bonus room, 2 full bathrooms and features lovely bay windows making for great sunlight and hardwood floors in the living/dining area. Each rental is over 1,000 square feet while the owner's duplex is roughly 2,000 square feet. Invest for a \$6,000 rent roll or live for next to nothing. The private parking is super convenient while the outdoor space is perfect for dining al fresco or entertaining. Located steps from Tompkins/Von King Park and Home Depot, a few blocks from the G train at Myrtle-Willoughby Avenue and close to Clinton Hill and Williamsburg. The J, M & Z trains are also very accessible along with the B38, B43 and B44 bus lines. Enjoy local restaurants like Black Swan, Do or Dine and Peaches Hot House or other local amenities such as Dough and Tiny Cup.

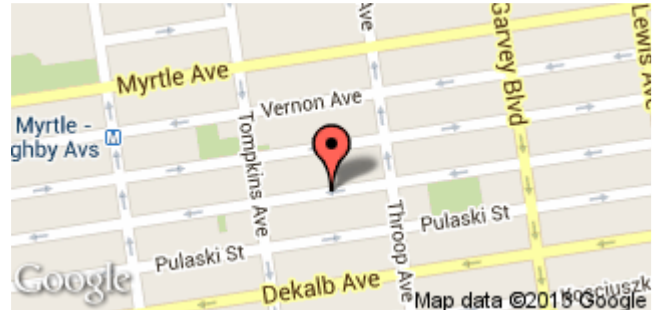
FEATURES

- Garden

\$929,000 (Approx. \$223 /Sq.Ft.)

- 3 Units
- 3 Floors
- 15 Rooms
- 6 Baths

Building Dimensions: 20 x 69.3
Bldg Sq. Footage: 4,160
Zoning: R6



First Floor: 3 Bedrooms, 2 full baths with en suite bath located off the master bedroom, open layout kitchen/living/dining area, hardwood floors in all common rooms. 1250 sq ft with option to combine with large open basement (at seller's expense) creating an owners duplex with over 2,500 sq ft of living space

Second Floor: 3 Bedrooms, 2 full baths with en suite bath located off the master bedroom, open layout kitchen/living/dining area, hardwood floors in all common rooms (1250 sq ft).

Third Floor: 3 Bedrooms, 2 full baths with en suite bath located off the master bedroom, open layout kitchen/living/dining area, hardwood floors in all common rooms (1250 sq ft).

Finished Basement: Laundry Room, Full Bathroom, 2 Rec Rooms (one rec room with window)

Joseph Dima *Licensed RE Salesperson*
p. (917) 923-0120 jdima@corcoran.com

Josiane Lysius *Licensed Associate RE Broker*
p. (917) 817-8944 JLysius@Corcoran.com

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