

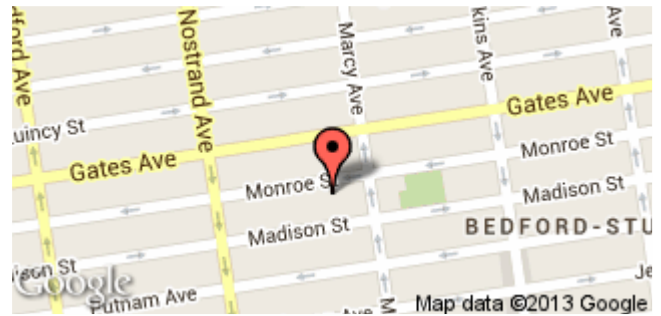
276 Monroe Street

Multi-Family Townhouse | Bedford - Stuyvesant

\$899,000

\$1,709 Annual RE Taxes

- 10 Rooms
- 4 Baths



INVESTOR'S DREAM or HOMEOWNERS PARADISE...PROPERTY DU JOUR! The 20 x 40ft property sits on a 100ft lot situated on a tree lined block CALENDARED FOR INCLUSION IN THE BEDFORD HISTORIC DISTRICT. Amongst a row of like-style frame and brownstone homes with well-kept facades and front yards is this sizeable 4 story frame. Built 1915 the remaining details - including parlor pocket doors, medallions and marble mantels – are all in-tact awaiting rediscovery! The property presents a prime opportunity for you to embellish upon its gems for a homeowners paradise or as a savvy investor create what the rental market LOVES being a perfect marriage between old world charm and modern amenity coupling historic touches w/added upgrades for maximum rental income. 276 Monroe, w/legal record of occupancy as a 2 -family, is currently configured as a 4. The options are limitless!: create an upper 3bed/2bath duplex and combine the parlor and garden for a palatial 3bed garden duplex with SOARING parlor ceilings and a 1200 sqft garden resulting in the coveted duplex over duplex configuration OR convert to a 3 OR 4-unit rental property for a projected cap ratio of 9% after total annual expenses of less than \$9,000 and projected 4-family annual rent roll of \$93,600. Each unit has a clean renovation. Forced hot air heat system. Mechanicals in good condition. NO LEASES. PROPERTY CAN BE DELIVERED VACANT. No C/O *FIRST OPEN HOUSE SUN 8/25 BY APPOINTMENT ONLY. CONTACT AGENT FOR INFO* Floor plan coming.

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