

896 Flushing Avenue

Multi-Family Townhouse | Block & Lot 3139-15 | Williamsburg



\$995,000 (Approx. \$397 /Sq.Ft.)

\$2,057 Annual RE Taxes

- 4 Units
- 4 Floors
- 14 Rooms
- 4 Baths

Lot Dimensions: 22 x 70
Building Dimensions: 22 x 38
Bldg Sq. Footage: 2,508



Here is a chance to invest or live in a large mixed use property -- 3 family with a legal basement office -- on the East Williamsburg/Bushwick border, Brooklyn's most trendy and hip neighborhood. The property recently has gone through some mechanical upgrades including electricity, plumbing, a new boiler and rubberized roof in addition to new oversized windows, all renovated apartments and a new stucco facade. This three story building, 22 x 38, with a legal finished English basement was built in 1931. All of the apartments are sun-filled, airy with generous, flexible floor plans and are set up as 2BR/3BR/2BR/ and 4 room finished basement with 1BA. Project annual income is \$102K. Annual expenses are: Real Estate Taxes--\$2,936; Insurance--\$2,500; Water/sewer--\$1,200; Fuel--\$3,400. It's a solid investment.

Basement: Finished with 4 rooms and 1 bath with access to the backyard. Projected rent for \$1,500

1st floor: 2BR, 1BA, LR/KIT combo. Vacant. Projected rent \$2,000

2nd floor: 3BR, 1BA, LR/KIT combo. Renovated and tenant has no lease. Projected rent \$2,500

3rd floor: 3BR, 1BA. LR/KIT combo. Renovated and tenant has no lease. Projected rent \$2,500

FEATURES

- Garden

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