

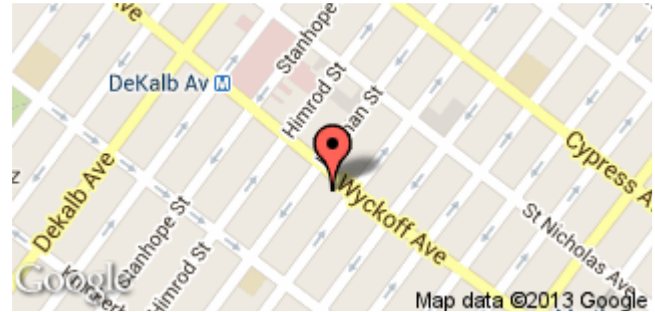
174 Wyckoff Avenue

Multi-Family Townhouse : Bushwick

\$1,339,000

• 6 Baths

AMAZING 6 FAMILY + 2 STORES, BACKYARD & FULL LG BASEMENT
~~~~~BRAND NEW EXCLUSIVE LISTING!~~~~~ ATTENTION INVESTORS! DEAL ALERT!!!! 174 WYCKOFF AVE, BROOKLYN NY 11237 AMAZING 6 FAMILY + 2 STORES, BACKYARD & FULL LG BASEMENT \*\*\*ASKING PRICE \$1,339,000\*\*\* BUILDING IS LOCATED IN BUSHWICK'S TRENDY SECTION Just 4 Blocks to the DEKALB L Train + 2 Blocks to Wyckoff Heights Hospital CLOSE TO THE NEW BARS, ICONIC RESTAURANTS, GOURMET HEALTH DELIS etc THIS AREA OF BUSHWICK IS GENTRIFYING, THE INFLUX OF NEW ARRIVALS IS AMAZING! ALL APARTMENTS ARE IN GOOD CONDITION STORE #1 (\$1,400/mo. Vacancy possibility); STORE #2 (\$1,375/mo) 1st Fl: 1L (\$879/mo) ; 1R (\$890/mo) 2nd Fl: 2L (\$841/mo); 2R (\$1,000/mo. Owner occupied) 3rd Fl: 3L (\$1,400/mo); 3R (\$1,329/mo) ANNUAL INCOME: 109K+ EXPENSES: Gas Heat \$9,000; Taxes \$5,872; Insurance \$4,000; Water \$5,000 SPECIFICS: Building size 25ft x 68ft; Lot size 25ft x 94ft; Zoning R6; FAR 2.14; MAX FAR 2.43 GREAT INVESTMENT w PLENTY OF ROOM TO GROWTH!



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