

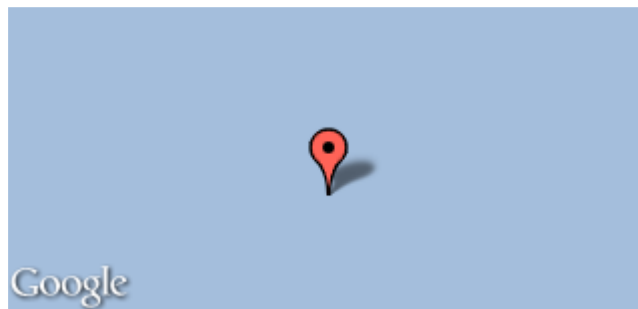
63 Van Buren Street

Multi-Family Townhouse :: Bedford - Stuyvesant

\$850,000

- 3 Units
- 3 Floors
- 99 Rooms
- 3 Baths

Searching for a townhouse that you can make all your own? Look no further than this 3-story, 3-family townhouse in the heart of Bed-Stuy. Owned by one family for the last 40 years, the 20 ft-wide house has many original details including doors, moldings, wedding cake light fixture moldings, railings, and knotted pine cabinets. It also has a finished cellar. With a fully customized restoration, you can turn this into a modern dream home or investment property. Used currently as a 3 family, the home can easily be converted to an owners duplex with 1.5 bedroom floor-through rental that earns \$2000/month. With Bed-Stuy growing more popular every day, the cap rate is projected at over 6%. Located on a tree-lined block with a community garden/CSA, bordering Von King Park, and having its own huge backyard- there is no lack of greenspace. Near many sought-after restaurants like Peaches, Peaches Hothouse, Saraghina and many cafes and boutiques. Close to transportation G/A/C trains and numerous bus lines. The house will be delivered vacant. This is an opportunity you don't want to miss!



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