

# 184 Buffalo Avenue

Townhouse · Other Brooklyn

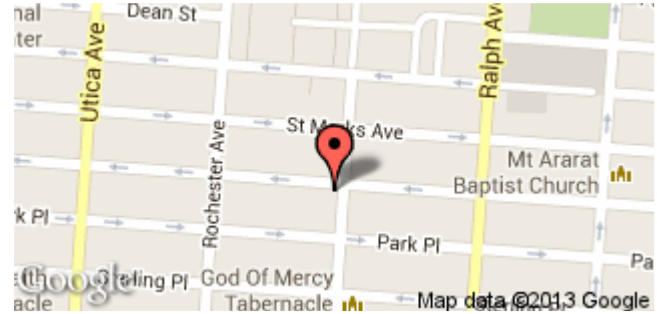
This three story building is located in Crown Heights. It is a mixed use building with great potential. Building is 5 short blocks from the 3, 4, 5 trains. Commercial space has a tenant who is on a 5 year lease. Residential units will be delivered vacant. Commercial space is rented to a deli that recently put in \$150,000 in renovations. Deli owner pays \$2000 a month. Residential units are 3 bedrooms each and have an outdoor space. Residential units have a market rate of \$1500 a month each. Potential rent roll for this building is \$60000 a year. All three units have separate meters which keeps expenses low. Taxes: \$1100 Insurance.

**\$495,000** (Approx. \$248 /Sq.Ft.)

• 3 Baths

Bldg Sq. Footage:

2,000



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