

## 261 Rockaway Avenue

Multi-Family Townhouse · Block & Lot 1455-3 · Other Brooklyn

ABSOLUTE BEST INVESTMENT OPPORTUNITY IN RED-HOT CROWN HEIGHTS 10.5 % CAP RATE- BEST PRICED INVESTMENT PROPERTY IN RED-HOT CROWN HEIGHTS.... or LIVE RENT FREE AS AN OWNER OCCUPANT! Vacant, fully renovated 3 story, 2 family brick home-3/2/fully finished hospitality suite with separate entrance. Versatile set up that can also be utilized as an owner's duplex with top floor 3 bedroom rental. Sun-drenched with windows on 3 sides of the building, high ceilings and hardwood floors- all creating a fresh, open and contemporary feel. Up and coming location only a few blocks to the C train at Rockaway Ave or A/C/J trains at Broadway Junction and adjacent to lovely Ocean Hill playground.

**\$485,000** (Approx. \$348 /Sq.Ft.)

- 2 Units
- 2 Floors
- 12 Rooms
- 3 Baths

Lot Dimensions: 16x54  
Building Dimensions: 16x45  
Bldg Sq. Footage: 1,395  
Zoning: R6



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