

734 Bergen Street

Multi-Family Townhouse :: Prospect Heights

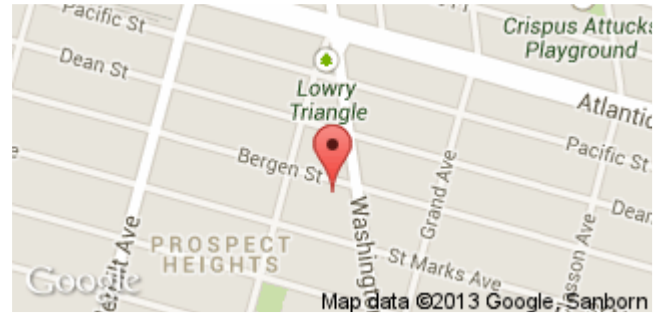
\$1,375,000 (Approx. \$611 /Sq.Ft.)

\$2,486 Annual RE Taxes

- 3 Rooms
- 2 Baths

Building Dimensions:
Bldg Sq. Footage:

25x70
2,250



****Contract Signed****Prime Prospect Heights two (2) unit brick townhouse with Loft like garage. The property is built 25ftx30ft over 3 stories (2250ft2) on a 69.83ft lot. Both one (1) bedroom/one (1) bath apts are well maintained and fully tenanted with leases in place until May 2014 (rent rolls available upon request). As per the NYC Dept of City Planning the property is zoned R6B (FAR 2) with a commercial overlay of C2-4 for mixed use with a 2nd district code of R6A (FAR 3). Please consult your Architect/Expeditor and or zoning expert on the permitted commercial uses of the ground level garage (built to the 25x69.83 lot) and maximum buildable square footage allowed for future development. Garage will be delivered vacant.

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