

38 Hart Street

Multi-Family Townhouse · Block & Lot 1770-0028 · Bedford - Stuyvesant



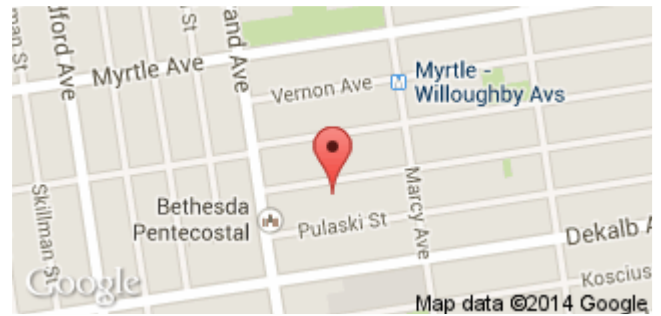
This four story, three family brownstone is an attractive investment with high income potential that offers you rental options to offset your mortgage. Located on a tree-lined block in Northern BedStuy, between Nostrand and Marcy Avenues, there are three income-generating units. One is configured as a lower duplex with 3 bedrooms, 2 baths and features a bright, sun-filled living room, large eat-in kitchen with built in cabinets, plenty of closets, huge private garden and washer/dryer. The other two rental units are one bedroom floor-thru layouts, each with 1 Bedroom, 1 Bath and a Den that can be utilized as an office space or guest bedroom. All units boast original crown moldings, exposed brick and beautiful hardwood floors. Convenient Subway and bus access: 3 blocks from G train at Myrtle/Willoughby Station two stops to L train/three stops to A/C train and B38 on Dekalb Ave. Near Home Depot and Pratt Institute.

\$989,999 (Approx. \$310 /Sq.Ft.)

\$2,800 Annual RE Taxes

- 3 Units
- 4 Floors
- 14 Rooms
- 4 Baths

Lot Dimensions: 19 x 100
Building Dimensions: 19 x 42
Bldg Sq. Footage: 3,192



Garden Duplex: 3 Bedroom, 2 Baths, Living Room, Large eat-in kitchen, built-in cabinets, exposed brick, original wood floors and crown moldings washer/dryer and Private Garden

3rd Floor; floor-thru Apt: 1.5 Bedrooms, 1 Bath, Living Room, kitchen, exposed brick, original wood floors and crown moldings.

4th Floor; floor-thru Apt: 1.5 Bedrooms, 1 Bath, Living Room, kitchen, exposed brick, original wood floors and crown moldings.

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