

## 469 45th Street

Multi-Family Townhouse : Sunset Park

3 Family Attached Brick on a 20x100 lot. Newly renovated throughout. Both the first and second apartments have 3 bedrooms, living room, dining room and full bath. The third apartment has 4 bedrooms , living room, dining room and full bath. Each apartment has a separate boiler and hot water heater. There is a finished basement with a summer kitchen. Close to subways and shopping.

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## \$1,300,000

- 3 Units
- 3 Floors
- 13 Rooms
- 4 Baths

Lot Dimensions: 20x100  
Building Dimensions: 20x48  
Zoning: R6



**Ground Floor:** 3BR w/ backyard

**Parlor Floor:** Southern exposure 900 sq ft Three bedroom; completely renovated

**Top Floor:** Southern exposure 900 sq ft four bedroom; completely renovated