

## 420 Atlantic Avenue

Mixed Use Townhouse · Block & Lot 184-09 · Boerum Hill

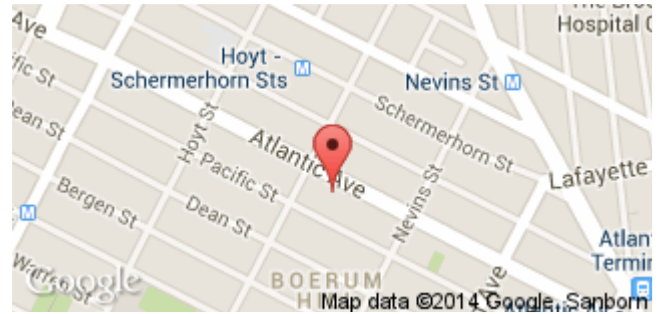
**\$2,850,000** (Approx. \$814 /Sq.Ft.)

\$4,499 Annual RE Taxes



- 3 Units
- 3 Floors
- 8 Rooms
- 3 Baths

Lot Dimensions: 22x80  
Building Dimensions: 22x45  
Bldg Sq. Footage: 3,500  
Zoning: C24 R6A



Tremendous opportunity abounds in this charming turn of the century mixed use townhouse on one of the best stretches of Atlantic Ave. The ground floor is wide open retail space with hardwood floors and a gorgeous antique storefront that is in excellent condition. There is a renovated bathroom on this floor and stairs leading to the tranquil and spacious rear garden. The top two floors are floor through loft like apartments that are fully renovated from top to bottom and in immaculate condition. There are hardwood floors and high ceilings throughout the building. The rear garden faces south providing beautiful light throughout the day. Located in super hot Boerum Hill Brooklyn and just three blocks from the new Barclays Center this beautiful building has incredible potential. Completely renovated in 2007, there are a finished basement, new boiler, new 220 electric service in the retail space, new 100 amps per apt, new wiring throughout the building, new roof, and much more. This building is expandable to a huge 5280 sqft. Opportunity Knocks, don't miss it.

**Behzad Amiri** Licensed RE Salesperson

p. (718) 832-4186 [Behzad.Amiri@Corcoran.com](mailto:Behzad.Amiri@Corcoran.com)

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