

692 Saint Marks Avenue

Multi-Family Townhouse : Crown Heights

692 St. Marks Avenue is a five story 10-family limestone building. Located in the Crown Heights north historic district, this property offers investors the opportunity to capitalize on the strong and steady growth of this up and coming neighborhood. Configured as 5 studio apartments and 5 one-bedroom apartments. Possible vacancies, tremendous upside in rents, and an overall well kept building. Property includes a 10ft extension and an over sized lot/backyard. Gross income is approximately \$121K, expenses \$36K with a NOI of \$85K. Close to Prospect Park, Brooklyn Botanical Gardens, the Brooklyn Library, the Brooklyn Children's Museum, and the Brooklyn Museum. Transportation include the 2,3,4, 5 trains and the B44-45-49-65 buses.

\$2,000,000 (Approx. \$383 /Sq.Ft.)

- 25 Rooms
- 10 Baths

Bldg Sq. Footage: 5,225



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