

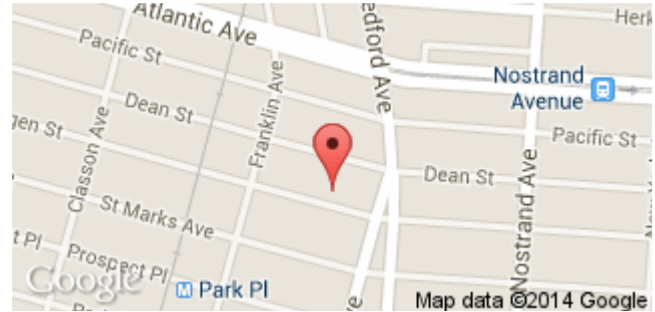
995 Bergen Street

Multi-Family Townhouse : Crown Heights

\$1,995,000 (Approx. \$577 /Sq.Ft.)

Prime 20x 110ft "Pro/Cro" 4 story brownstone plus cellar. Bergen St. between Franklin and Bedford Ave. Nestled on a beautiful picturesque side street yet right in the heart of all that makes this neighborhood so amazing. Shops & restaurants galore on Franklin Ave and nearby Washington Ave, culture, Prospect Park, Botanic Gardens, Brklyn Museum, Brklyn Childrens Museum etc etc. etc. Near all transportation- A, C, 2,3,4,5,S trains. This legal 3 family brownstone has 4 stories plus the cellar level that have been completely gutted down to the studs waiting for your architect and your imagination. Blank clean canvas. Additional 1000 sq ft. FAR available. So many possibilities whether you choose to extend and use the extra sq ftg or not. Owners lower duplex plus 2 rentals, owners upper triplex with one rental or live large and take the whole thing for yourself. Live the Brooklyn Dream.

Bldg Sq. Footage: 3,460



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