

570 Putnam Avenue

Single Family Townhouse : Other Brooklyn

The Vacant building is located on Putnam Avenue between Throop Avenue and Marcus Garvey Boulevard on a prime retail and residential corner. The four unit building consists of an 1,800 SF retail space with an additional ~1,200 SF below grade; three residential units that are 1,000 SF each; and 800 SF of outdoor terrace space that could be used for the retail space or the residential units. The large size of the units would allow for the possibility to split several of the units into two separate units. The rent potential of the building is in excess of \$180,000/year (and in excess of \$200,000/year if the number of units are increased). The property is perfectly configured with the retail entrance located on Marcus Garvey Boulevard, a prime busy retail corner, and the residential entrance located on Putnam Avenue, a beautiful brownstone block. The extra wide corner sidewalk is also ideal for café, restaurant/bar use for the possibility of outdoor seating.

\$1,800,000 (Approx. \$375 /Sq.Ft.)

• 4 Floors

Bldg Sq. Footage:

4,800



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