

171 Monroe Street

Multi-Family Townhouse : Bedford - Stuyvesant



\$979,000 (Approx. \$215 /Sq.Ft.)

\$7,585 Annual RE Taxes

- 3 Units
- 3 Floors
- 17 Rooms
- 6 Baths

Lot Dimensions: 21 X 100
Building Dimensions: 21 X 72
Bldg Sq. Footage: 4,551
Zoning: R6



This three story, three family brick townhouse located on the boarder of the Bed-Sty/Clinton Hill section of Brooklyn is an attractive investment with potential positive cash flow generation. Built in 2004, is ready to go with three Free Market rental units; each of the units features hardwood floors throughout, ample closet space, an open kitchen, master baths and North/Southern exposure, offering living rooms with plenty of sunlight. The first floor unit is configured as a floor-thru simplex with 2 bedrooms, 2 baths; master bedroom features a walk-in closet and master bath, open kitchen, plenty of closets, private garden and access to a finished recreational room/office/Den in the basement. The additional two rental units are three bedroom floor-thru layouts, each with 2 baths, one of which is a master ensuite and a balcony. All units have access to the Washer/Dryer & Storage in the basement. The property is conveniently located near G,A/C trains on Bedford & Nostrand Avenues, around the corner from the YMCA and nearby dining and shopping.

1st Floor: 1200 sf 2bd/2bth open kitchen with Generously sized livingroom. Direct access to backyard. Ample Closet space.

2nd Floor: 1250sf 3bd/2bth open kitchen, large livingroom and ample closet space.

3rd Floor: 1250 sf 3bd/2bth kitchen, large livingroom and ample closet space.

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