

# 146 East 46th Street

Multi-Family Townhouse : Flatbush

Semi-detached brick 2 family plus rental studio, off street parking 2-3 cars, 3 bedroom apartment vacant by February 2014. Owner in downstairs 1 bedroom garden apartment plus rear studio with kitchen & 3/4 bath, private laundry room, gas/heat & hot water 5 years old, rubber roof 4 years old. Handyman opportunity, by hospital - Non-cooperative tenant vacates February 2014, present offers to L/B, Price flexible.

**\$447,000** (Approx. \$239 /Sq.Ft.)

- 9 Rooms
- 3 Baths

Bldg Sq. Footage:

1,872

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified

