

80 Jewel Street

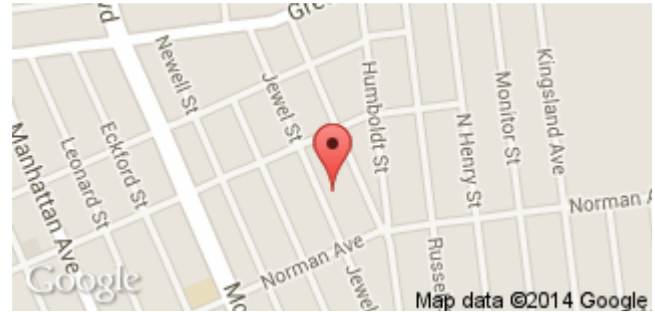
Multi-Family Townhouse :: Greenpoint



\$995,000 (Approx. \$576 /Sq.Ft.)

- 2 Units
- 2 Floors
- 2 Baths

Bldg Sq. Footage: 1,728



A Jewel Street Gem. Formerly a boarding house, this two family townhouse is teeming with possibilities. Is the idea of re-making a gut reno candidate to your exact specifications an exciting proposition? Then this handy-man's dream home is your blank canvas! Great for owner occupation + rental unit with room to grow ? max FAR of 2 lets you build up or out. As-built FAR of 0.96 leaves significant upside for the buyer looking to add value to their investment and double their square footage. Brick with good bones. Both units are full floor apartments, ensuring morning and afternoon light. Neighboring non-residential Moultrie street means added privacy and quiet is yours to enjoy in your huge tree-shaded backyard. Tin ceiling kitchens hearken back to an era of bygone Greenpoint. Walking distance to schools, shopping, supermarkets, parks, Grumpy's caf? and Peter Pan's Donut shop. G train and B24, 43, and 48 bus lines get you around Brooklyn and beyond. Bedford L is 20 minute stroll through McCarren Park. Annual taxes of \$ 2,517 keep your total cost of ownership low. We welcome you to bring your contractor and your imagination. Don't snooze on this one ? this kind of opportunity rarely makes it to the open market.

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