

1433 Bedford Avenue

Multi-Family Townhouse : Crown Heights



\$3,450,000 (Approx. \$656 /Sq.Ft.)

- 5 Units
- 4 Floors

Lot Dimensions:
Bldg Sq. Footage:

20'x85'
5,263



Great investment opportunity with high cap rate (5%) This is a newly renovated building with 6 residential units and a high performing commercial space. The 4 story building is located on a 20x86 ft lot, and has approximately 6500 ft² of usable space. The commercial unit is home to the acclaimed "Catfish" restaurant and tenant has full access to the basement. All 6 residential units are FM rate, and the building will be delivered fully occupied. The building is blocks away from Prospect Park, The Brooklyn Botanical Garden, and is conveniently located just minutes away from the Nostrand Avenue Subway stop (2,3,4,5) and Franklin Avenue Subway stop (A,C) making a Manhattan commute as short as 15 minutes.

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