

## 695 Lafayette Avenue

Multi-Family Townhouse : Bedford - Stuyvesant

**\$1,195,000** (Approx. \$370 /Sq.Ft.)

\$480 Annual RE Taxes

- 8 Rooms
- 4 Baths

Lot Dimensions: 20x100  
Building Dimensions: 3000  
Bldg Sq. Footage: 3,234



Yes, another property from the Bed-Stuy Revolution. Investment properties are few and far between in this marketplace. A new development currently configured as 3-family with additional FAR with approximately 2000 sqft of residential space and 1000 sqft of basement space. Ground floor is a spacious 3 bedroom unit, the second floor has two separate one bedroom apartments. Options range from living in the ground floor 3 bedroom and expanding into the basement to create a substantial owners duplex. The upstairs units can be used as separate 1 bedroom apartments for passive income, or continue to use it as an investment and rent all three units. Don't forget the additional FAR! A rare detached covered garage on the lot with a backyard area available for an additional open parking spot, a curb cut application is required to use the second spot. Only 3 blocks to the Bedford-Nostrand G train stop. Across the street from Herbert Von King Park; a gorgeously kept community staple with plenty of year round activities and fun. Do or Dine, Black Swan and Scratch Bread Bakery are local eateries to enjoy.

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