

## 3A Maspeth Avenue

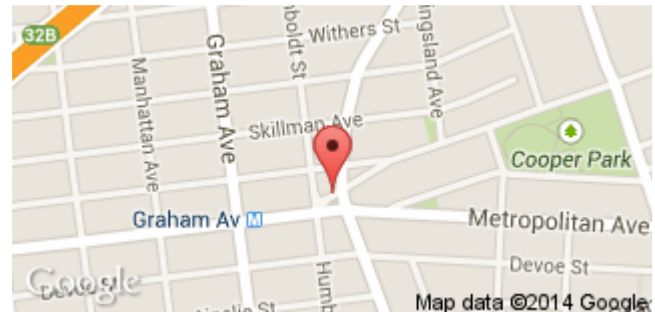
Single Family Townhouse · Block & Lot 2892-40 · Williamsburg

1 FAMILY w/ 2 APARTMENTS, 2 PARKING SPACES & BACKYARD  
THIS HOUSE IS A PERFECT CONDO ALTERNATIVE! IT IS LOCATED  
ON A NICE STREET, JUST 1 BLOCK TO THE GRAHAM L &  
FEATURES: - 2 APARTMENTS - 2 PARKING SPOTS - NICE GARDEN  
1st Fl: (VACANT) 1 BEDROOM w/ AN EAT-IN-KITCHEN, LIVING  
ROOM, FULL BATH & BACKYARD ACCESS PROJECTED RENT:  
\$1600 2nd Fl: LG STUDIO w/ SEPARATE KITCHEN AREA. FULL BATH  
& LG LIVING AREA RENT: \$1550 2 PARKING SPOTS: RENT \$400/mo  
SPECIFICS: BUILDING 20 x 25ft; LOT 20.5 x 58.28ft; ZONING C8-2;  
FAR as built: .75; MAX FAR: 2 EXPENSES: Heat \$1400/Yr (new water  
heater); Water \$400/Yr; Insurance \$365/Yr; Taxes \$370/Yr GREAT FOR  
INVESTOR OR USER!

**\$1,100,000** (Approx. \$1,310 /Sq.Ft.)

- 99 Rooms
- 2 Baths

Lot Dimensions: 21x59  
Building Dimensions: 20x55  
Bldg Sq. Footage: 840  
Zoning: C8-2



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