

# 71 Atlantic Avenue

Multi-Family Townhouse · Block & Lot 258-103 · Brooklyn Heights

Massive townhouse in Prime Brooklyn Heights location. The building is ideal for either an owner who wishes to convert the home to a single family dwelling or a business owner who desires a live/work situation. The entire building will be delivered vacant. The retail space is vacant and both residential apartments are on month to month leases. Both residential units have been recently renovated and are in move in condition. The upper duplex (4 bed/2bath) is ideal for an owner/user. The commercial space features useable footage both at street level and the garden level- very unique for the area.

**\$3,600,000**

\$3,400 Annual RE Taxes

- 3 Units
- 4 Floors
- 9 Rooms
- 4 Baths

Lot Dimensions: 20x70  
Building Dimensions: 20x42

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

