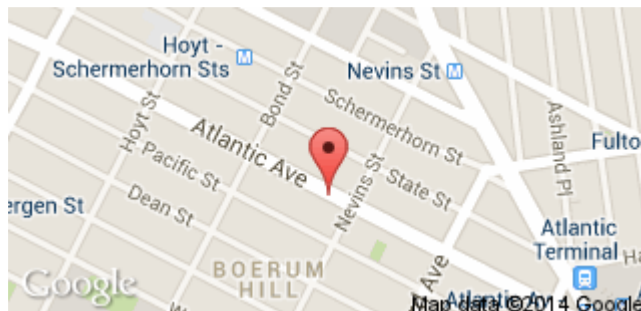


## 442 Atlantic Avenue

Multi-Family Townhouse · Boerum Hill

\$2,450,000

- 12 Rooms
- 3.5 Baths



**JUST LISTED:** An opportunity to own on Atlantic Avenue, Brooklyn's hottest retail street. Near Barclay's Center, Atlantic Center Mall, BAM, numerous boutiques and shops on the Avenue, and at the crossroads of Boerum Hill, Fort Greene, Park Slope, and Downtown Brooklyn, you are in the heart of the fastest growing Brooklyn neighborhood. A renovated and well maintained mixed use property, your have numerous ways to take advantage of this 3 story, 2 family, plus large commercial space building. 1. Enjoy the excellent rental income from the two residences and long-term commercial tenant. 2. Live in one apartment, and have income from the other two units. 3. Convert the upper two floors to a large private residence and still have the income from the commercial unit. The business tenant occupies the full ground floor, plus a completely finished basement with offices and work spaces, and the landscaped garden. The second floor apartment is a spacious one bedroom with renovated kitchen with dishwasher, and a private terrace. The third floor is an even more spacious two bedroom apartment with renovated kitchen with dishwasher, and also has a private terrace. The residential tenants pay all their own utilities, as does the commercial tenant. Invest, rent, or live here! All the options are good ones. Call to arrange a private showing.

**James Crow** *Licensed Associate RE Broker*  
p. (718) 923-8061 [James.Crow@corcoran.com](mailto:James.Crow@corcoran.com)

**Sue Wolfe** *Licensed Associate RE Broker*  
p. (718) 923-8037 [Sue.Wolfe@corcoran.com](mailto:Sue.Wolfe@corcoran.com)

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