

518 Putnam Avenue

Multi-Family Townhouse | Block & Lot 1831-0014 | Bedford - Stuyvesant



\$1,260,000 (Approx. \$389 /Sq.Ft.)

\$3,874 Annual RE Taxes

- 2 Units
- 4 Floors
- 20 Rooms
- 4 Baths

Lot Dimensions: 18X100
 Building Dimensions: 18X45
 Bldg Sq. Footage: 3,240
 Zoning: B3



Located within the burgeoning nexus of Bed-Stuy's historic districts, 518 Putnam Avenue is a jewel in the rough awaiting a savvy investor or homeowner to repurpose and restore her to glory. Delivered vacant, this contractor's special is an immense volume of space (3,240 sq ft) which would make ideal floor-through apartments, a spacious double-duplex or a stunning single family home. Bring your vision and take advantage of this unique moment to capitalize on a solid house priced competitively for the area. On a tree-lined block and shaded by a majestic sycamore tree, you will find the original wraparound stoop with ironwork and brownstone facade, and inside the original staircase, parquet floors, doors, mantles and moldings. 518 Putnam faces newly constructed PS 44 school-yard allowing light and open space. Close to transportation, Raymond Bush Playground, Foodtown, Duane Reade, Restoration Plaza and the new restaurants on Lewis and Tompkins Aves. Full set-up with projected NOI and high cap rate available upon request.

Basement: Ceiling Height 6'8"

Garden: Ceiling Height 8'0" Two Bed One Bath

Parlor: Ceiling Height 10'2" Two Bed One bath

Third Floor: Ceiling Height 9'3" Two Bed One Bath

Fourth Floor: Ceiling Height 8'0" Two Bed One Bath

Jeff Gardner Licensed RE Salesperson

p. (917) 833-0563 Jeff.Gardner@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