

1277 Jefferson Avenue

Multi-Family Townhouse :: Bushwick



\$675,000 (Approx. \$189 /Sq.Ft.)

\$2,200 Annual RE Taxes

- 2 Units
- 3 Floors
- 10 Rooms
- 3 Baths

Lot Dimensions: 19 X 100
Building Dimensions: 19 X 47
Bldg Sq. Footage: 3,572



OPPORTUNITY KNOCKS ONCE...and then it's gone! Bring your vision and contractor to seize this prime opportunity to create your own dream home in increasingly sought-after Bushwick on a tree lined block. Currently a legal 2-family, opt for more space and create a 3-bed + home office/den lower duplex with 1100+ sqft lush garden while earning income from the upper 1.5 bed rental. As a 3-family the property earns an eye-catching 8% cap rate after the all in cost of renovation and conservative projected rent roll of \$70,800! Consult with your architect to agree the present configuration lends itself to a no thought conversion up to a 3-family with a sprinkler system and bath/kitchen plumbing already in place on each floor. Mechanicals in good condition and roof approx. 2 years old! Details including fretwork, mantels, stained glass and wainscoting remain throughout. Close to transportation, J, L trains at Halsey/Broadway and Halsey/Wycoff Ave Station *Showings by private appointment ONLY* Call for your private appointment today!

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