

756 Greene Avenue

Multi-Family Townhouse : Block & Lot 1619-0022 : Bedford - Stuyvesant



\$1,695,000 (Approx. \$374 /Sq.Ft.)

\$5,846 Annual RE Taxes

- 4 Units
- 4 Floors
- 17 Rooms
- 9 Baths

Lot Dimensions: 100
Bldg Sq. Footage: 4,528
Zoning: R5



This big, bold and beautiful 4-family brownstone is located on a lovely tree-lined street in Bedford Stuyvesant. Four floors that boast updated mechanicals and 4,528 of interior SF including the finished cellar and almost 400SF of exterior space inclusive of a terrace, balcony and backyard! A legal four with potential to occupy the garden as a live-in investment or rent all 4 units! All units have been appointed with contemporary finishes and feature exposed brick, 10.8 ft. ceilings, brazilian floors and 2 units offer exclusive outdoor space! Kitchen's boasts stainless steel appliances, marble countertops and European style white cabinets. Bathrooms feature decorative wall and floor tiles, 3-way lighting, glass enclosed bath and stylish fixtures. Renovated from top to bottom yet maintains the classic brownstone exterior while upgrading the homes interior with modern amenities such as individual metered central heating/air units, laundry facilities and storage in the basement. Currently vacant with an estimate rent roll of \$134,400 year, so, great buy as home with rental income or as an investment property with a 7% return rate! Come to beautiful Bedford Stuyvesant and experience the best of old-world charm in this vibrant and happening neighborhood, home to wonderful eateries and hot spots like Marcus Vineyard, Peaches, Saraghina, and Celestino just to name a few. Within a few blocks of transportation (A, C, J). This is a must see!

1st Floor Garden Apt: 3 bedroom, 2.5 bathroom, eat in kitchen, living room, finished cellar with half bath, w/d and exclusive bacyard

2nd Floor Apt: 3 bedrooms, 2 bathroom, kitchen, living room

3rd Floor Apt: 3 bedrooms, 2 bathroom, kitchen, living room

4th Floor Apt: 3 bedrooms, 2 bathroom, kitchen, living room, beamed ceilings

Cellar: Finished cellar with half bath, laundry center and storage

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