

# 74 De Sales Place

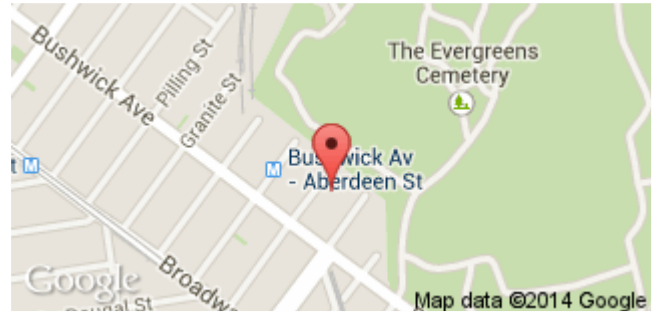
Multi-Family Townhouse :: Block & Lot 3471-18 :: Bushwick



**\$1,095,000** (Approx. \$362 /Sq.Ft.)

- 4 Units
- 2 Floors
- 16 Rooms
- 4 Baths

Lot Dimensions: 24.92x100  
 Building Dimensions: 24.42x62  
 Bldg Sq. Footage: 3,028  
 Zoning: R6



Opportunity Knocks! Massive legal 4-family, 2 story frame, 25x62, lot 25x100 ready for your renovation. Configured as 4 floor thru apartments; three 2 bedrooms, and one 3 bedroom. FAR as built is 1.22 (MAX allowed FAR 2.43) so a lot of room to expand and make something grand! Located on a cul de sac with new construction just doors away commanding premium rent. This is the perfect time to still get in early and multiply your money. Only 1 block from the L train, and "this close" to Broadway Junction. \*\*Can be purchased completely gut renovated with new mechanicals (as built) for \$1.350M. DELIVERED VACANT.

**Aaron Seawood** *Licensed Associate RE Broker*  
 p. (212) 937-1999 [Aaron.Seawood@Corcoran.com](mailto:Aaron.Seawood@Corcoran.com)

**Denah Hauser** *Licensed RE Salesperson*  
 p. (212) 937-1975 [Denisse.Hauser@Corcoran.com](mailto:Denisse.Hauser@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