

# 227A Malcolm X Boulevard

Multi-Family Townhouse | Bedford - Stuyvesant



**\$995,000** (Approx. \$238 /Sq.Ft.)

\$5,585 Annual RE Taxes

- 14 Rooms
- 6 Baths

Bldg Sq. Footage:

4,180



Great Bedford Stuyvesant investment purchase (projected cap rate over 9%), or live in one apartment and pay your mortgage with two rentals. Modern three-family, 4180sf finished space, 3135sf above grade, buildable to 5,700sf. Parking with curb cut, C2-4/R6A zoning. Everything separately metered so tenants pay utilities. Three large renovated apartments - two 3BR 2baths over a duplex with garden. With minor wall movement, make duplex function as 5BR. Total projected rent roll with minor wall movement to maximize rentals over \$104,000. Currently can show bottom two apartments on first showing. Apt 3 on top floor is a light and airy 1045sf 3BR 2bath with balcony and almost 10ft ceilings. Projected rent approx \$2500-2600. Apt 2 on middle floor is currently configured as 1045sf 2BR+office 2Bath with balcony. Easily switched to 3BR 2bath. Projected rent approx \$2500-2600. Apt 1 currently 1BR+2den 2bath duplex plus indoor garage space and patio garden. Easily converted to 3BR+2den 2bath duplex and still retain outdoor parking spot in front. Projected rent with parking approx \$3200-3500.

**Apt 1 Duplex:** Apt 1 currently 1BR+2den 2bath duplex with lower level plus indoor garage space and patio garden. Easily converted to 3BR+2den 2bath duplex and still retain outdoor parking spot in front. Projected rent with parking approx \$3200-\$3500.

**Apt 2:** Apt 2 on middle floor is currently configured as 1045sf 2BR+office 2Bath with balcony. Easily converted to 3BR+office 2bath. Projected rent approx \$2500-\$2600.

**Apt 3:** Apt 3 on top floor is a light and airy 1045sf 3BR 2bath with balcony and almost 10ft ceilings. Projected rent approx \$2500-\$2600.

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