



24 Lefferts Avenue

Multi-Family Townhouse | Block & Lot 01327-00101 | Prospect Lefferts Garden

\$1,750,000 Approx. \$563/Sq.ft)

\$5,156 Annual RE Taxes

4 Units
2 Floors

Lot Dimensions 26' X 102.5'
Building Dimensions 21.5' X 78'
Building Sq. Footage 3,108
Zoning C1-3/R7-1

The subject property, 24 Lefferts Avenue, is a two story four family plus full finished basement on the south side of Lefferts Avenue, between Washington Ave and Bedford Avenue in Prospect Lefferts. The offering consists of 3-two bedroom & 1- one bedroom apartments. All tenants are leased on a month to month basis.

Lot dimensions: 26x102.5.

Building dimensions: 21.5x78 with shared driveway.

Built in 1925 Zoning C1-3/R7-1

FAR 3.44 currently used 1.17

Boiler replaced within 2 years

Transportation: B,Q,S- less than 1 block- 2,5- 3 block walk

Neighborhood features: Prospect Park, Brooklyn Botanic Gardens, Brooklyn Public Library, Brooklyn Museum, Grand Army Plaza Farmers Market, multitude of restaurants and cafes.

1F: Month-to-Month Lease, 1BR, \$1500/month (projected)

1R: Month-to-Month Lease, 2 Bedroom, \$2300/month (projected)

2F: Month-to-Month Lease, 2 Bedroom, \$2300/month (projected)

2R: Month-to-Month Lease, 2 Bedroom, \$2300/month (projected)

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