



Renovated 6 Family in Prime Greenpoint! 2 Units Delivered Vacant!

46 Sutton St,
Greenpoint, NY 11222

\$2,150,000

Renovated 6 Family in Prime Greenpoint! 2 Units will be Delivered Vacant!

This high-income investment property is located just 2 short blocks away from McGolrick Park, half a mile from Nassau Ave G train and surrounded by shops, restaurants, boutiques, bars. It features:

- Renovated 6 units w/ Stainless Steel Appliances
- Each is 2Bed/1Bath Box apartment (only #2L is railroad unit in a living condition)
- Hardwood Floors, High Ceilings
- Beautiful Large Backyard, Full Basement
- Roof was done 7 years ago, New electric, New windows, Brand new back wall, Brand new front doors
- 2 apartments will be delivered vacant at the closing

Lot: 25 x 100 ft

Building: 25 x 60 ft

Zoning: R6B

FAR: 1.80; MAX FAR: 2

Taxes: \$10,705/Yr

*Call **TODAY** for More Details!*



Agata Landa

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Brooklyn, NY 11211

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**Capri Jet
Realty Corp.**



Disclaimer: All Information provided is deemed reliable, but is not guaranteed and should be independently verified.



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