

# Well-maintained 6 Family in the heart of Greenpoint!

596 Humboldt St, Greenpoint, NY 11222

## \$1,699,000



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



## Well-maintained 6 Family in the heart of Greenpoint!

Exceptional investment opportunity in the heart of Greenpoint! This well-maintained 6-family rent-stabilized building offers strong income potential and long-term upside in one of Brooklyn’s most desirable neighborhoods.

The property consists of 6 spacious two-bedroom railroad-style apartments. Three of the units have been renovated. Apartment #1L is the owner’s unit and is free market. This unit also features private access to the backyard and exclusive use of the basement for owner storage.

DHCR paperwork is in order.

Located on a prime Greenpoint block, 596 Humboldt Street is surrounded by vibrant cafes, restaurants, shopping, and convenient transportation options—making it a highly attractive rental location. Only 1 block to McGolrick Park and steps to McCarren Park. Close proximity to Nassau Ave G train and Metropolitan Ave L train stations.

Zoning: R6B

FAR: 1.5; Max FAR: 2

A rare opportunity to own a solid, income-producing building in one of Brooklyn’s strongest rental markets.

**Contact TODAY for a Showing and a Set Up!**



Building 25 ft x 50 ft

Bathrooms 25 ft x 100 ft

Size 3,750 SF

Taxes \$14,049/Yr



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