

# X-LG 4 Family Brick w/ 2 Stores & Full Basement!

181 Irving Ave, Bushwick, NY 11237

## \$2,818,000



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





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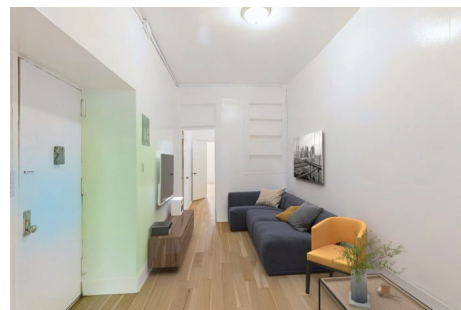
Building is in excellent condition and is located in Bushwick's trendiest section. Just 1 Block to the Dekalb L train station. 1 Stop to the Jefferson L train station. 6 min to the Knickerbocker/Myrtle J, M, Z Trains line. One block to the Wyckoff Heights Hospital (which is affiliated with NYU Hospital). **This Property is an Investor's Dream! Building has an excellent rent roll with quite low expenses. It features:**

- **4 FREE MARKET Apts** (each is 2BR/1BA with Full Living Room, EIK)
- 2 Commercial Stores
- All Apartments are renovated, new hardwood floors, a contemporary design, pre-war character and charm, bright exterior, very high ceilings, tall windows and so much more! All apartments have new appliances.
- Quiet building. Very well maintained. Extra Large building.
- Fully Renovated Basement
- Newly fenced large Backyard
- Recently installed New Water Main
- **Additional 1,200 sq. ft. buildable. Opportunity for a developer!**
- Neighborhood highlights include: Art galleries, Maria Hernandez Park, trendy nightlife bars, famous restaurants and an organic Farmer's market on Saturdays.

**Other features:** facade recently was repointed and sealed; new electric and gas lines; new roof done 4 years ago; new plumbing; separate water meters for the stores-left and right; hallways and basement have been totally remodeled; brand new windows throughout entire building; upgraded all bathrooms; brand new appliances; steel staircase to basement.

FAR: 1.95; Max FAR: 2.43

**Fantastic Opportunity! Call TODAY for a Full Set Up!**



Building	25 × 65 ft
Lot	25 × 100 ft
Zoning	R6
Taxes	\$13,255/Yr



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