

# 8-Family Rent-Stabilized Investment Opportunity!

317 Eckford St, Greenpoint, NY 11222

## \$2,000,000



Agata Landa  
Licensed Real Estate Salesperson



914-255-7284  
agata@caprijetrealty.com

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



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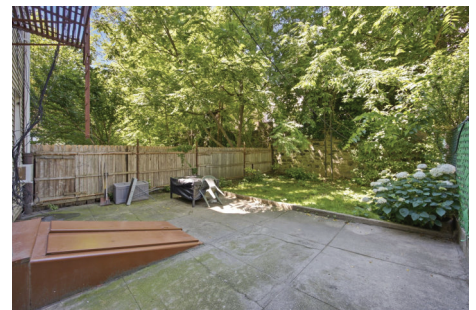
Exceptional opportunity to own a well-maintained 8-family rent-stabilized building in the heart of prime Greenpoint. This solid investment features eight railroad-style 2BR apts, all thoughtfully renovated while preserving their classic Brooklyn charm.

### Property highlights include:

- 8 renovated rent-stabilized apartments
- Railroad-style 2-bedroom layouts
- Apartment 1R features a private backyard
- New plumbing throughout
- Updated electrical system
- Stainless steel appliances
- Beautiful hardwood floors
- High ceilings with abundant natural light
- Clean, well-maintained basement
- Pride of ownership throughout the building
- **8.4% current CAP Rate**

Situated on one of Greenpoint's most desirable blocks, this property offers convenient access to Greenpoint Ave G train station, local buses, McCarren Park, local restaurants, cafés, and the neighborhood's vibrant shopping and nightlife. A turnkey investment in one of Brooklyn's strongest rental markets with long-term upside. An outstanding addition to any investor's portfolio in one of New York City's most sought-after neighborhoods.

**Call TODAY for a Full Set Up and More Details!**



|          |                       |
|----------|-----------------------|
| BR/BATH  | 16/8                  |
| Building | 25 x 65 ft (6,500 SF) |
| Lot      | 25 x 100 ft           |
| Taxes    | \$17,148/Yr           |
| Zoning   | R6B                   |



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