



# FEATURED PROPERTY

## 1708 E 54TH ST



### \$749,000



**DELTON CHENG**

LICENS R.E. BROKER, OWNER

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Nestled on a charming residential block, this brick 3-family home in prime Old Mill Basin offers an exceptional investment opportunity, priced under market value for a quick sale. The property features a diverse layout: a one-bedroom unit and a two-bedroom unit on the first floor, a spacious four-bedroom apartment on the second floor complete with a front patio and rear yard access, and a semi-finished basement ideal for storage, a recreation room, or a home office with a convenient half bath and separate entrance. This well-maintained building spans 20' x 58' on a 20' x 100' lot and is fully tenant-occupied, ensuring immediate rental income. Perfect for a 1031 Exchange! With its appealing mix of unit sizes and excellent access to transportation, this property promises both comfort and convenience for its residents and a lucrative opportunity for discerning buyers.

#### Features

- 3 Families
- Unit 1F: 1 bdrm, \$1,750
- Unit 1R: 2 bdrm, \$1,450
- Unit 2: 4 bdrm, \$2,021
- Lot Size: 20x100
- Lot Sq. Ft.: 2,000
- Building Size: 20x58
- Building Sq. Ft.: 2,300

#### Expenses:

- Water/Sewage: \$3,000/Yr
- Fuel: \$4,000/Yr
- Insurance: \$3,000/Yr
- Taxes: \$6,165/Yr