



Legal 2 Family in Maspeth! Package Deal!

61-14 56th Dr,
Maspeth, NY 11378

\$859,000

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Opportunity awaits in the heart of Maspeth! This legal 2-family residence offers 1,332 SF of living space situated on a generous 2,950 SF lot and is being delivered vacant.

The 1st floor features a spacious layout with 2BR, 1BA, a kitchen, wall-to-wall carpeting, washer, window A/C units, and forced-air heating fueled by natural gas. An unfinished basement provides excellent storage space and future potential. The 2nd-floor apt offers a comfortable 1BR, 1BA layout, creating an excellent opportunity for rental income. The home is in good condition and ready for occupancy, while also offering tremendous potential for updates and customization to suit your personal style and preferences. Street parking is available, and the property enjoys a convenient location close to the BQE, Grand Ave, shopping, restaurants, schools, and public transportation.

Bld: 18 x 21 ft

Lot: 29.5 ft x 100 ft

Zoning: R4-1

FAR: 0.45; Max FAR: 1

Taxes: \$4,294/Yr

An additional unique opportunity exists for investors and developers: this property can be sold together with neighboring property at 61-12 56th Drive as a package deal for \$1,708,000.

Call **TODAY** for More Details!



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