

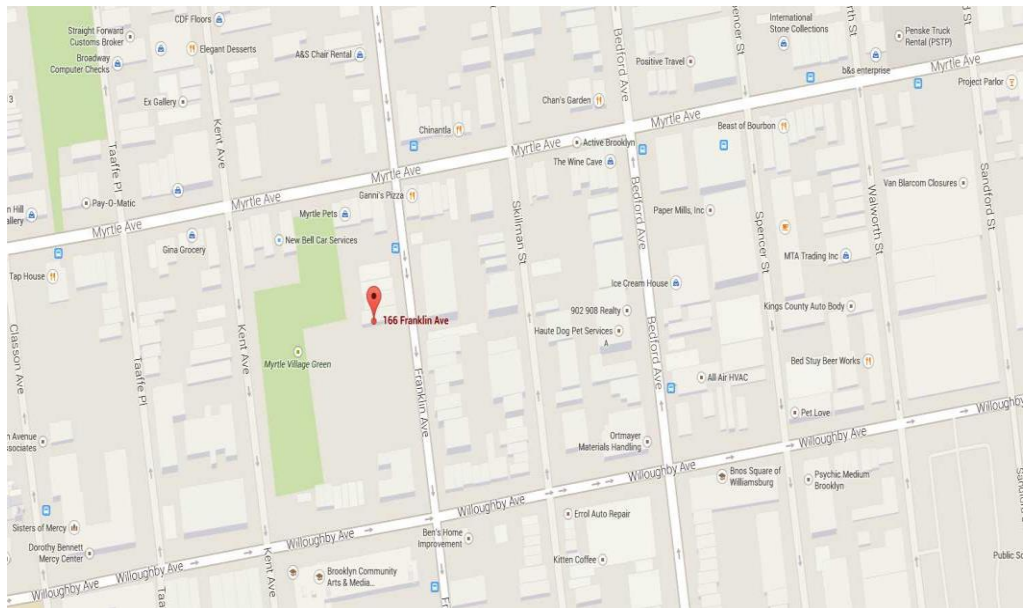
Prime Bed-Stuy Multifamily Building for Sale

**166 Franklin
Avenue**
\$2,995,000

PROPERTY & BUILDING OVERVIEW

BLOCK & LOT:	01912-0039
ZONING:	R7A
FAR:	2.14
STORIES / UNITS:	3 / 10
PARKING SPACES:	0
BUILT:	1905
BUILDING DIMENSIONS:	25' X 75'
RESIDENTIAL SF:	5,725
LOT AREA:	2,633 SF
LOT DIMENSIONS:	25' X 105.'
INCOME:	\$88,184
PROPERTY TAXES:	(\$10,860)
EXPENSES:	(\$)
NOI:	

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information or that the subject property will sell for the suggested asking price. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. The estimates and assumptions provided herein are based on the subject property containing no environmental contamination. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.



PROPERTY HIGHLIGHTS

166 Franklin Ave is 100% occupied rental, located in the heart of Bedford Stuyvesant. The building has 6 studio unit with different layouts and 4 1 bedrooms.

2.5 Blocks from the Classon Ave & Bedford and Nostrand stop on the G train and .5 blocks from the NYC Bus Line.



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