Prime Bed-Stuy Multifamily Building for Sale

166 Franklin Avenue

$2,650,000

PROPERTY & BUILDING OVERVIEW

BLOCK & LOT:	**01912-0039**
LOT DIMENSIONS:	**25’ x 105’**
LOT SQ. FT.	**2,633**
BUILDING DIMENSIONS:	**25’ X 75’**
RESIDENTIAL SF:	**5,625**
ZONING:	**C2-4/R6-B**
FAR:	**2.14**
STORIES / UNITS:	**3 / 10**
INCOME:	**$88,184**
PROPERTY TAXES:	**($10,860)**
EXPENSES:	**($38,256)**

PROPERTY HIGHLIGHTS

166 Franklin Avenue is a 100% occupied rent stabilized multifamily residence located in the heart of Bedford Stuyvesant. The building has 6 studio units with various layouts and (4) 1 bedrooms.

The property is located just 2.5 blocks from the Classon Ave. & Bedford/ Nostrand stops on the G train and .5 blocks from the NYC Bus Line.

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.

MNS
REAL IMPACT REAL ESTATE

Vicario Brensley Phillip
MNS I Managing Director SVP
vbp@mns.com 212-729-6298