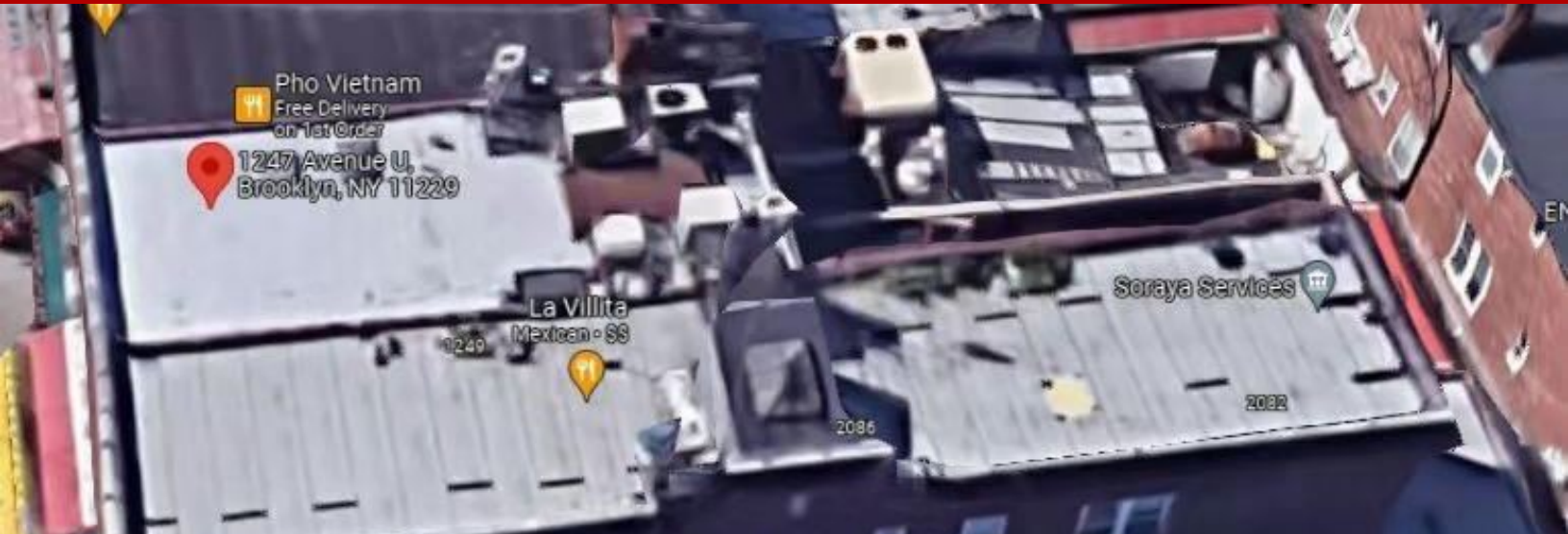


# Mixed Use - Brooklyn, NY



## 1247 Avenue U, Brooklyn, NY, 11229

Offered at \$2,500,000

AMAZING AVENUE U RENOWNED LOCATION- LEGAL 2 FAMILY + STORE + STOREFRONT MIXED-USE BUILDING USED AS A LARGE 3 STORY, 2 FAMILY OVER A STORE OVER A FULL BASEMENT ; PERFECTLY SITUATED ON HIGH TRAFFIC/HIGH VISIBILITY AVENUE U, IN SENSATIONAL COMMUNITY- SURROUNDED BY ALL THE MOST ESSENTIAL AMENITIES... THIS AWESOME BUILDING IS IN EXCELLENT CONDITION, AND HAS THREE SEPARATE HEATING SYSTEMS & THREE HOT-WATER TANKS FOR EACH UNIT(TENANTS PAY THEIR OWN HEAT & HOT WATER)... CURRENTLY CONFIGURED AS A 3 BEDROOM- FULL BATHROOM UNIT OVER ANOTHER 3 BEDROOM- FULL BATHROOM UNIT OVER LARGE STORE OVER FULL BASEMENT... AN OUTSTANDING OPPORTUNITY FOR ANY END-USER BUSINESS OWNER OR IDEAL AS A HIGH INCOME INVESTMENT PROPERTY... PRICED RIGHT AND EXTREMELY COMPETITELY FOR TODAY'S ACTIVE MARKET- THERE WILL SURELY BE PLENTY OF EXCITEMENT & BUYER ENTHUSIASM SURROUNDING THIS ALMOST TOO GOOD TO BE TRUE BUILDING... DON'T MISS YOUR CHANCE TO OWN A TRULY PRIZED PIECE OF REAL ESTATE; IN ONE OF BROOKLYN'S MOST SOUGHT-AFTER NEIGHBORHOODS...

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
2,100 sq. ft. (lot size)
Built: Unknown year



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