

386 E 31 St – Flatbush

4 Family Brick with Parking

\$1,195,000



Lot Size:	23.33' x 100'
Bldg. Size:	19.33' x 55'
Bldg. Sq. Ft.:	3,189
Year Built:	1920
Yearly Tax:	\$7,923
Cross St:	Ave D
School District:	22
Zoning:	R6



Place your camera over the QR code

Prime Flatbush Gem - Ideal 4-Family Brick Home Used as a 3-Family with Investment Potential! Welcome to the heart of the vibrant Flatbush neighborhood! This magnificent 3-story, 4-family brick home with a full basement, expansive yard, and parking is strategically located near Nostrand Ave. This versatile property is a haven for both savvy investors and owner-occupiers alike, offering a myriad of possibilities. The first level of the property is legally 2 apartments (as per the C of O) but was combined to make one spacious unit. The versatile layout is spread across three spacious stories, and boasts three separate units, providing excellent rental income potential. Whether you're looking to keep all three units for maximum rental returns or live in one unit while renting out the others, this property caters to your investment strategy. Situated on a 23' x 100' lot with R6 zoning, there's an additional 2,400+/- square footage (based on FAR) of buildable space, offering future expansion opportunities. The full basement with high ceilings opens up a world of possibilities, making it an ideal space for additional living areas or storage. The convenient location allows you to enjoy being just moments away from diverse dining and retail establishments along Nostrand Ave and Ave D. Effortless transportation options include bus service steps away on Ave D. This property will be delivered vacant, providing you with a clean slate to envision and execute your vision seamlessly. Don't miss out on this exceptional real estate opportunity that combines prime location, investment potential, and a spacious layout. Schedule a viewing today and step into the future of Flatbush living!

LISTING AGENT

Gamal Hasan
T: 718.768.4500 / M: 917.204.7315
gh@Bellmarc.com
www.Bellmarc.com



For additional information, please contact: Gamal Hasan - Bellmarc Realty Group - 718.768.4500/gh@Bellmarc.com