

TWO-FAMILY BUILDING IN WILLIAMSBURG • SEMI-DETACHED ON PRIVATE STREET • EXTRA LARGE BACKYARD



4 MCKIBBIN COURT

LOCATED BETWEEN MCKIBBIN STREET AND SEIGEL STREET

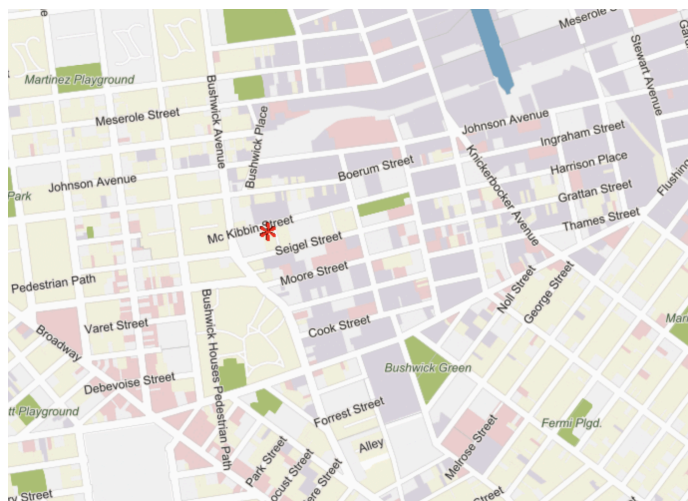
- 2-family house in prime East Williamsburg
- Located just 5 minutes from L train stations at Montrose Ave or Morgan Ave
- Semi-detached property with abundant air and light on the left side
- Extra-large paved backyard and two parking spaces (option for third).
- Private, gated street for added security.
- Separate entrances for each unit.
- First floor: 2 bedrooms, 2 bathrooms, modern kitchen, hardwood floors.
- Second floor: 3 bedrooms, 1 bathroom, skylight, hardwood floors.
- Finished basement with recreational rooms and bathroom.
- Second floor and basement duplexed, to be delivered vacant.
- First floor unit currently occupied;
- Building measures 20' x 50' (2,000 square feet).
- Property sits on an extra-large lot: 40' x 97' (3,977 square feet).

LICENSED SALESPERSON

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\$ 1,680.000

BLOCK/LOT	03091-0116
LOT DIMENSION	10' X 97'
LOT SF	3,997
STORIES	2
UNITS	2
YEAR BUILT	1989
ZONING	R6
BUILDING DIMENSIONS	20' x 50'
BUILDING SF	2,000
FAR	RES - 2.43 / FAC - 4.8

FLOOR PLAN:

