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



#### LICENSED SALESPERSON DAVID SORIA PHONE : 917.744.6927 E- MAIL : DAVID@EVRGREALTY.COM



### **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).

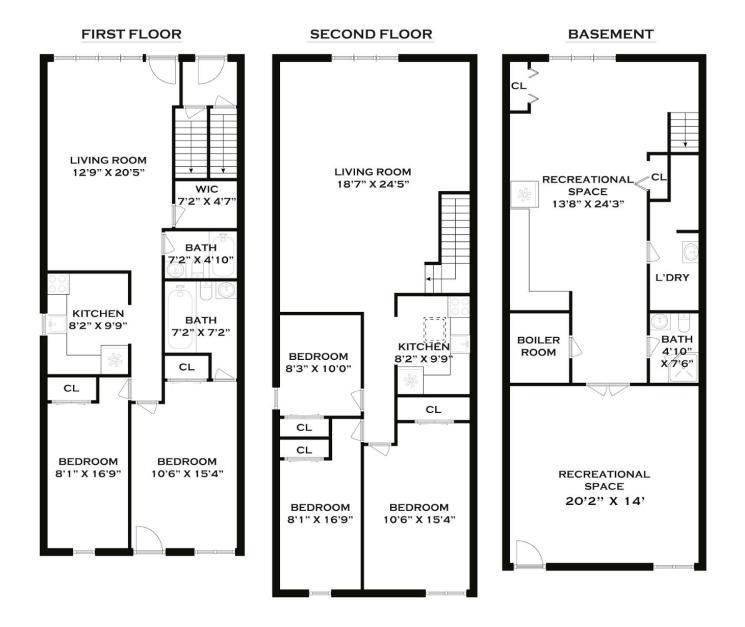
### \$ 1,680.000

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

DAVID@EVRGREALTY.COM | 917.744.6927 | EVERGREENREALTYANDINVESTMENTS.COM | 5825 MYRTLE AVENUE, OFFICE 2A, RIDGEWOOD, NY 11385

©2017 EVRG All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and correct.

#### FLOOR PLAN:



DAVID@EVRGREALTY.COM | 917.744.6927 | EVERGREENREALTYANDINVESTMENTS.COM | 5825 MYRTLE AVENUE, OFFICE 2A, RIDGEWOOD, NY 11385 ©2017 EVRG All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to rule and correct.

CLICK <u>HERE</u> TO SEE MORE LISTINGS













DAVID@EVRGREALTY.COM | 917.744.6927 | EVERGREENREALTYANDINVESTMENTS.COM | 5825 MYRTLE AVENUE, OFFICE 2A, RIDGEWOOD, NY 11385 ©2017 EVRG All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of ferms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereion. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to reture and correct.

#### CLICK <u>HERE</u> TO SEE MORE LISTINGS













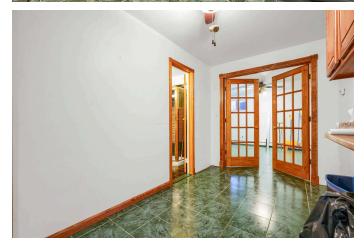
DAVID@EVRGREALTY.COM | 917.744.6927 | EVERGREENREALTYANDINVESTMENTS.COM | 5825 MYRTLE AVENUE, OFFICE 2A, RIDGEWOOD, NY 11385 ©2017 EVRG All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of ferms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereion. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to reture and correct.

### EVERGREEN REALTY & INVESTMENTS **^**

CLICK <u>HERE</u> TO SEE MORE LISTINGS













DAVID@EVRGREALTY.COM | 917.744.6927 | EVERGREENREALTYANDINVESTMENTS.COM | 5825 MYRTLE AVENUE, OFFICE 2A, RIDGEWOOD, NY 11385 ©2017 EVRG All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of ferms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereion. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to reture and correct.

CLICK <u>HERE</u> TO SEE MORE LISTINGS

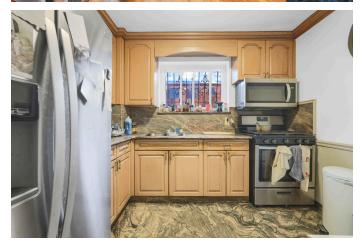












DAVID@EVRGREALTY.COM | 917.744.6927 | EVERGREENREALTYANDINVESTMENTS.COM | 5825 MYRTLE AVENUE, OFFICE 2A, RIDGEWOOD, NY 11385 ©2017 EVRG All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereion. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to rule and correct.