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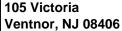












Asking \$2,200,000.00



				COMME	NTS			
OFFERED		А		PROPERTY	-			REDEVELOPMENT OF
								Seize the opportunity to
own a truly	except	tiona	I beach bloo	k property with	n optior	ns‼ Th	is 12	-unit multifamily gem offers
the perfect I	olend o	of co	mfort and c	onvenience, fe	aturing	one-b	edroc	om layouts with two distinct
sizes – 6 u	inits s	pann	ning 400 sq	ft and the ren	naining	6 boa	asting	g 600 sqft of living space.
Currently, this property presents a unique investment opportunity, with only 4 units occupied out								
of the 12, 3 of which are under active yearly leases. The potential for growth and income is								
immense, offering the chance to maximize returns in a prime beach block location. Also an								
exceptional redevelopment opportunity with R9 zoning permitting Single family, townhomes or								
condos situated on a generous 62.5x60 lot in the coveted B zone. It is important to note if this								
property is completely redeveloped due to City ordinance already in place structure can be built								
67 ft high by default and without a variance and that will make it the highest building in the entire								
beach block. Developers and builders please call to get all detailed information. The building is								
7700 sq ft with finished basement and laundry room. The property enjoys the benefits of a high								
elevation, ensuring peace of mind for both residents and investors. SELLER represents that								
property has not been subject to flooding and no bank ever obligated seller to buy flood								
insurance during his 35 years ownership. During the Super Storm Sandy no water accumulated								
on Victoria Ave, not on the sidewalk, not on the street and not on the property itself. Heating is								
efficiently m	anage	d vi	a oil, while	separate elec	tric and	d cook	king g	gas meters provide added
			ility. This p	operty present	s a rar	e oppo	ortuni	ity to become a part of the



inty. This property presents a rare opportunity to become a part of the ts by a second range with the by a second range with the second range of the thriving beach block and capitalize on the thriving beach block block block and capitalize on the thriving beach block block block and the second block bl

Call: 609+R94E#3300ETAILS Patringfieteedjz@be/gterfeattyscom None Eat In Kitchen Kitchen Laundry/Utility Rm Living Room



Heating Oil HotWater Gas Water Public Sewer Public Sewer