



**RENAISSANCE REVIVAL STYLE TOWNHOUSE
FOR SALE \$2.1M**

**77 HALSEY STREET
BEDFORD STUYVESANT | BROOKLYN
MULTIFAMILY | 6 UNITS | 3,704 SF**

**IDEAL OPPORTUNITY FOR INVESTOR-USER AS A
GARDEN AND PARLOUR DUPLEX + 4 UNIT RENTAL**

**PRICED TO AFFORD THE BUYER THEIR FULL INVESTMENT
POTENTIAL WITH HIS/HER PERSONAL MODIFICATIONS.**



FOR SALE: 6 FAMILY TOWNHOUSE IN BEDFORD STUYVESANT

IDEAL for INVESTOR - USER

GARDEN and PARLOUR DUPLEX plus 4 FAMILY RENTAL INCOME

77 HALSEY ST, BROOKLYN, BEDFORD-STUYVESANT

SALE PRICE: \$2,100,000

Property Information

Block/Lot	01837/0067
Lot Dimensions	19.5' x 100'
Lot SF	1960
Stories	4
Residential Units	6
Building SF	3,704
Zoning	R6B
AirRights	200
Taxes	\$8,263



Located in the famed Bedford Historic District, 77 Halsey Street is on one of the most picturesque tree-lined streets of Bedford Stuyvesant. The Renaissance Revival style brownstone entrance surround features a full stone enframement with an L-shaped stoop with two landings. Subdued classical ornament concentrated around door and window openings; the applied detail includes motifs of wreathes and garlands of flowers. The four story, six-unit brownstone was built on a 19.5' x 100' lot it's living surface measuring approx. 3700SF.

The property is a fully functional, walk-up, rental apartment building that is adequately maintained, and in the process of additional renovations. The brownstone's three (3) free market apartments were recently fully renovated with integrity and style, for the discerning buyer while preserving its extensive original interior and exterior details. The property is competitive to other properties in its asset class within the market area.

The future layout has superb potential for the investor/user, with a possible stately one (1) family home, a lower duplex with high income 4 one-bedroom apts, or an upper triplex with high income one-bedroom garden below. An amazing opportunity priced to afford the investor/user their full investment potential with his/her personal modifications.

77 Halsey is a convenient walk from the Nostrand A & C trains, which bring you to Lower Manhattan in under 15 minutes. Clinton Hill, Crown Heights, and Prospect Heights are all close-by, along with cafes, restaurants and shopping.

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IDEAL for INVESTOR - USER

Garden and Parlour Duplex plus 4 Family Rental Income

77 HALSEY ST, BROOKLYN, BEDFORD-STUYVESANT

RENT ROLL

SALE PRICE: \$2,100,000

Apt	Bedroom	Baths	SF	Status	Monthly	Yearly	LXD
Garden	1	1	1172	RS	1,076.85	12,922.20	10/20/20
Parlour	1	1	1172	RS	1,049.03	12,588.36	07/15/21
#2F	1	1	380	RS/MR	1,775.00	21,300.00	06/30/20
#2R	1	1	300	RS/MR	1,775.00	21,300.00	07/31/20
#3F	1	1	380	RS/MR	1,827.80	21,933.60	06/30/20
#3R	1	1	300	RS	1,097.77	13,173.24	10/7/20
TOTAL	6	6	3704 +/-	MR: Market Rate	8,498	103,217.40	

2019	\$	2019	Investor-User Scenario
Oil	6,600	4 Unit Gross Income	77,706.84
Water/Sewer	1,750	Expenses	28,063.00
Insurance	4,450	NET	\$49,643.84
RE Taxes	8,263		
Maintenance	5,200		
Con Ed	1,800		
TOTAL	\$28,063		

This property is an ideal investment for an investor-user: the garden and parlour levels can be reunited as a duplex (1957 C of O reflects this as previous use and occupancy) while collecting the rents of the 4 units above (approx. \$77,706.84 annually), of which 3 units are at market price.

Only 15 minutes away from Wall street serviced by 2 lines A (Express), C (Local) and the LIRR 5 minute walk.

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The Renaissance Revival Style (1880-1920)

- characterized by simple, restrained Renaissance design forms, and an interest in classicism;
- two to three stories high;
- brownstone, limestone, or light-colored brick façade;
- subdued Classical ornament concentrated around door and window openings;
- applied detail includes motifs of wreaths, baskets of fruit, and garlands of flowers;
- L-shaped stoop, often with two landing
- entrance surround features a full stone enticement;
- wood double-leaf doors with glazed openings, sometimes with iron grilles; and
- simple iron cornice with Renaissance-inspired ornament.

The Neo-Renaissance style (1890-1920) was an outgrowth of the Renaissance Revival style. Neo-Renaissance-style rowhouses are similar to Renaissance Revival style rowhouses but are more academic in their use and expression of classical ornament.



NEIGHBORHOOD OVERVIEW



In 1800, Bedford was designated one of the seven districts of the Town of Brooklyn, and in 1834 it became part of the seventh and ninth wards of the newly incorporated City of Brooklyn.

Construction of masonry row houses in the 1870s began to transform the rural district into an urban area. The first row of masonry houses in Stuyvesant Heights was built in 1872 on MacDonough Street for developer Curtis L. North. In the 1880s and 1890s, more rows were added, most of the Stuyvesant Heights north of Decatur Street looked much as it does today. Stuyvesant Heights was emerging as a neighborhood entity with its own distinctive characteristics. The houses had large rooms, high ceilings, and large windows. The people who bought these houses were generally upper-middle-class families, mostly lawyers, shopkeepers, and merchants of German and Irish descent, with a sprinkling of English people; there were also a few professionals. A diverse mix of students, hipsters, artists, creative professionals, architects, and attorneys of all races continue to move to the neighborhood.