

 **For Sale**
VICTOR WEINBERGER
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RE/MAX 866-308-6699
Team, Inc. www.VictorWeinberger.com

For Sale 2071 Grand Ave, Bronx NY, 10453 (At West Burnside. 2 blocks to the Jerome Ave Train)

Good return on the money when All is rented out at a price of \$659,000).

* Neighborhood: University Heights.

* Description: 2 Fam Home

* Built in 1992

* Style: Contemporary

* 2000 SF home on 3 floors (Bldg size 20 x 35).

* Lot Size 20 x 100.

* 2 Car Parking in front

Balcony to backyard from 2nd Fl Apartment

Layout:

* 1st Floor: 2 Bedroom Apartment. Modern

* 2nd/3rd Floor: 3 Bedroom Duplex Apartment. Modern

Near all Conveniences (Subway, Schools, shopping, hospitals, etc, etc)

1st FLOOR: Can potential be also Good for Medical Office

