

426 17th Street

Multi-Family Townhouse | Block & Lot 875-0036 | Park Slope



\$850,000 (Approx. \$472 /Sq.Ft.)

\$2,174 Annual RE Taxes

- 2 Units
- 3 Floors
- 7 Rooms
- 2 Baths

Lot Dimensions: 17 x 120
 Building Dimensions: 17 x 30
 Bldg Sq. Footage: 1,800
 Zoning: R5B



FIXER-UPPER WITH A HUGE BACKYARD! This two-family, 17.08 ft wide house has an owner's duplex, the potential for an "English basement" rental unit, and a small extension. The rare, 120 ft deep lot gives you a gigantic yard! Similar townhouses in South Park Slope / Windsor Terrace sell for over \$1M but as this house needs both cosmetic and structural renovation, the price has been discounted. Please bring your inspector and/or contractor! Just a few blocks to beloved Prospect Park; the F, G, and R subway lines; restaurants & much more! Delivered vacant with buildable square footage remaining (please consult your architect). Tremendous potential!

English Basement: Could potentially be used as rental unit, however the bathroom on this level is currently not useable. There is an extension used as a storage area and a washing machine (but no dryer). There is currently an open mechanical room on this level. There is a cellar below this level.

Parlor Floor: Living room, dining room, kitchen, bath, and access to the backyard

3rd Floor: Two bedrooms plus a walk-in closet that was formerly a kitchen. The walk in closet could potentially be converted into a bathroom, kitchen or laundry room.

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