

511 Clinton Street

Multi-Family Townhouse :: Carroll Gardens



This perfect building with owner's three-bedroom duplex plus two pristine rentals has been completely renovated from top to bottom and is absolutely move-in ready. The owner's duplex comprises the first two floors and includes a stunning kitchen and separate dining room on the parlor floor along with living room, full bath and one bedroom, plus access to the rear patio. Downstairs are two additional bedrooms, a spa-like bathroom with separate shower and an endless supply of closets and storage. There's also another door to the brick topped patio. The top two floors each have a fully renovated two bedroom one bath rental unit with new stainless steel appliances. One unit is currently vacant, the other pays \$2500/month. Every wire, pipe and fixture in this house was replaced in 2010. It is in mint condition and absolutely turnkey in every way.

\$2,600,000 (Approx. \$739 /Sq.Ft.)

\$6,752 Annual RE Taxes

- 3 Units
- 4 Floors
- 12 Rooms
- 4 Baths

Lot Dimensions: 20x70
Building Dimensions: 20x45
Bldg Sq. Footage: 3,520
Zoning: R6B



Basement: Mechanicals, meters, etc. Lower level of primary unit including master bedroom, second bedroom, walk in closet, built in storage and full bath and access to rear yard.

1st floor: CURRENT RENT: \$4500 LEASE EXPIRES: 8/31/2013 Upper level of primary unit, including one bedroom, living room, kitchen, dining room and full bath. Access to rear yard.

2nd Floor: VACANT. PROJECTED RENT: \$2500 Two bedroom apt, one bath, all renovated with new appliances.

3rd floor: CURRENT RENT: \$2500 LEASE EXPIRES 2/1/14. Two bedroom apt, one bath, all renovated with new appliances.

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