

88 Baltic Street

Multi-Family Townhouse · Block & Lot 309-0010 · Cobble Hill



Park the car and earn high rental income! Welcome home to the Columbia Waterfront District. This three family home offers a owners duplex and two floor thru apartments containing 2 and 3 bedroom apartments. The contemporary lower duplex consists of the first floor and finished basement. The first floor boasts a new open kitchen, which is great for entertaining,a separate dining area, two bedrooms and a full bath. The living room has a wall of glass which is flooded by southern light and looks onto the back yard. The lower level contains a home office,media room,laundry area and a spa like bathroom. The back half of the lower level gets natural light and has egress to the garden. This unit has central air and PARKING. The 2nd floor rental is a 2 bedroom ,1 bath. Open kitchen and has it's own washer/dryer. The upper unit is a three bedroom 1 bath and has a washer/dryer also. Each rental unit pays its own heat and hot water.The second and third floors also has views of the Manhattan skyline and NY Harbor. This townhouse has a partial tax abatement as well as unused FAR. Easy conversion to a owner's triplex and rental or a single family home. Steps to the beautiful brand new Brooklyn Bridge Park. Convenient to shopping and fantastic restaurants on Atlantic, Court and Smith Streets. You never have to worry about a parking space again when you come home!

\$1,925,000 (Approx. \$637 /Sq.Ft.)

\$6,188 Annual RE Taxes

- 3 Units
- 3 Floors
- 11 Rooms
- 4 Baths

Lot Dimensions: 21x94.5
Building Dimensions: 21x48
Bldg Sq. Footage: 3,024
Zoning: R6B



Basement: Finished basement. Home office,media room,laundry area, great closet space. Renovated bathroom with shower. Stairs to garden

First Floor: Open floor plan. Renovated open kitchen and bathroom. Two bedrooms. Access to southern garden.

Second Floor: Two bedrooms, one bath. Open kitchen. Separate dining area. Washer/dryer in unit. Tenant pays own heat and hot water. New boiler

Third Floor: Three bedrooms,one bath. Open kitchen. Washer/dryer in unit. Tenant pays there own heat and hot water. This unit rented month to month.

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