

## 62 Green Street

Mixed Use Townhouse · Block & Lot 2521-0010 · Greenpoint



**\$3,750,000** (Approx. \$938 /Sq.Ft.)

- 3 Units
- 4 Floors
- 5 Rooms
- 3 Baths

Lot Dimensions: 20 x 75  
Building Dimensions: 20 x 54.5  
Bldg Sq. Footage: 4,000



Presenting a turnkey brick mixed use townhouse on the Greenpoint waterfront in Brooklyn. The owner, an award winning interior design executive, oversaw the ground up restoration. This corner building has 2 residential apartments, 1 commercial unit, is 20' by 54.5', and has a private driveway.

The third and fourth floors create the owner's duplex and have open, loft-like layouts. With exposed wood beams and brick walls, four wood burning fireplaces, and spectacular Manhattan skyline views, the space is intimate and dramatic. The kitchen features honed black granite counters and custom cabinetry. The third floor master suite features a gorgeous master bath with a freestanding 6' tub and glass wall shower.

The second floor is a 1 bed apartment set up as a guest suite or rental unit with a gas fireplace and rift cut oak floors. The bathroom is lined with Carrara marble, and the kitchen features a butcher-block island. This floor could be combined with the duplex.

The ground level is being operated as a café and bar called Achilles Heel, which is run by renowned Williamsburg restaurateur, Andrew Tarlow (Diner, Reynards, etc).

All residential units will be delivered vacant. Further details regarding restoration will be provided at showings. 62 Green is one block away from Franklin Street, 3 blocks to the water ferry, and is in the one of the most exciting neighborhoods in New York City.

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