

## 479 11th Street

Townhouse :: Brighton Beach

A rare opportunity to own an extra-wide, well-maintained brick Townhouse in prime Park Slope! Located on lovely tree-lined 11th Street, and nestled between 6th & 7th Avenues in the heart of park Slope, this 22.5ft wide home offers an array of possibilities. Currently configured as three high-income producing 2BR/1BA rental units (only the top floor has a lease), you could step into a turn-key 3-family investment property or convert this 3-story, 3168sqft space into the home of your dreams. This house offers many original details, including decorative mantles, wainscoting, moldings, beautiful plank floors, high-ceilings, and spacious eat-in-kitchens. The private, serene patio and deck features a lovely fig tree. The basement, with it's high ceiling, can be easily refinished and incorporated into even more living space or ample storage to suit your needs.

**\$2,800,000** (Approx. \$884 /Sq.Ft.)

• 3 Baths

Bldg Sq. Footage:

3,168



All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified