

## 222 Carroll Street

Multi-Family Townhouse :: Carroll Gardens



The perfect mix of new and old, this wonderful townhouse, located right in the heart of Carroll Gardens, offers an entry into townhouse living in one of Brooklyn's most charming and beautiful neighborhoods. Currently used as a 4-family, with four very large one bedroom apartments, it can easily be converted into a one, two or three-family home, allowing the clever buyer the opportunity to live comfortably and collect a great rental income. There is a South facing deck off the parlor floor & a huge South facing backyard for the innovative gardener. Original pre-war details include a Piers Mirror, tin ceilings, carved banisters and plaster moldings. These unusually well-kept apartments have brand new kitchens with new appliances and could yield a very high income. This townhouse is a half a block to Carroll Park, & a block to the F/G Trains. A wonderful home AND an even better investment!

**\$2,500,000** (Approx. \$750 /Sq.Ft.)

\$4,594 Annual RE Taxes

- 4 Units
- 4 Floors
- 16 Rooms
- 4 Baths

Lot Dimensions: 17 x 100  
Building Dimensions: 17 x 49  
Bldg Sq. Footage: 3,332



**Garden Level:** One Bedroom Apartment with Huge Garden

**Parlor Floor:** One Bedroom Apartment with Huge Steel Deck

**Second Floor:** Large One Bedroom Apartment Easily Convertible to a Two Bedroom

**Top Floor:** Large One Bedroom Apartment Easily Convertible to a Two Bedroom

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