

## 82 Sterling Place

Multi-Family Townhouse : Block & Lot 945-0013 : Park Slope

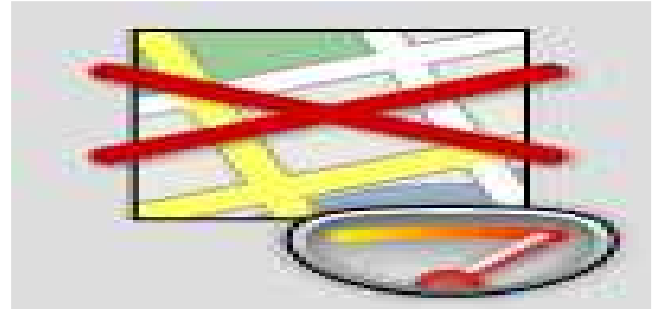
**\$3,999,000** (Approx. \$833 /Sq.Ft.)

\$831 Annual RE Taxes



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

Lot Dimensions: 100  
Building Dimensions: 20x60  
Bldg Sq. Footage: 4,800



Here is a fantastic opportunity to own a meticulously renovated four-story, four-unit townhouse in the most sought after neighborhood in Brooklyn; North Park Slope. This 20X60 home on a 100 lot offers approximately 4800 square feet of living space. Currently there are four units, three 3bd/2bth rentals and a duplex apartment with garden access. All units have separate water heaters and mechanicals including CAC. All apartments have radiant floor heating systems, full-size vented washers and dryers, recessed lighting, new kitchens, and new bathrooms. You can collect high rents and live in the duplex or you can enlarge the duplex by connecting the second floor apartment to the duplex and create a triplex while still having two high rental income apartments. Current rent roll is \$11,250 with a potential of \$17,250 if the duplex is rented. Unit 1 can be delivered empty. Leases for #2 expires 3/14, lease for #3 8/14 and lease for #4 3/15. Please call for an appointment.

**Frank Castelluccio** *Licensed Associate RE Broker*  
p. (718) 923-8084 [Frank.Castelluccio@corcoran.com](mailto:Frank.Castelluccio@corcoran.com)

**Nicholas Hovsepian** *Licensed RE Salesperson*  
p. (718) 923-8078 [Nicholas.Hovsepian@Corcoran.com](mailto:Nicholas.Hovsepian@Corcoran.com)

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