

204 Park Place

Multi-Family Townhouse : Block & Lot 1164-32 : Prospect Heights

Fab 5 Story, 5 Family Townhouse On Park Place Live/Invest opportunity! Huge 5 story 5 family Townhouse located on one of Prospect Heights best blocks just steps from the finest shops, dining, Arts, Prospect Park, Brooklyn Conservatory of Music, BAM and the new Barclays Center. We begin with a designer landscaped front garden and newly refreshed facade. Each 2 br has unique characteristics. The garden level features cozy living room with exposed brick, beautiful marble fireplace mantle and 2 bedrooms, one leading to patio. The parlor floor features stunning high ceilings, fret work, pier mirror, marble mantle and Ornate Master bedroom pier mirror with floor to ceiling windows. A lovely glass enclosed bedroom leads to large garden as this home sits on a 131 ft lot! The top 3 units are adorned by 3 huge North facing windows with beautifully restored shutters. The massive Cellar with it's large arches and high ceilings lend itself to a perfect wine cellar. Create a double duplex with single floor rental, triplex and duplex, duplex with 3 high income rentals or use as Condo conversion. Can be delivered vacant. Must close by August 1. Subways: B, Q, 2, 3, 4, 5

\$3,900,000 (Approx. \$994 /Sq.Ft.)

\$12,317 Annual RE Taxes

- 5 Units
- 4 Floors
- 99 Rooms
- 5 Baths

Lot Dimensions: 21 x 131
Building Dimensions: 21 x 50
Bldg Sq. Footage: 3,924



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