

73 Columbia Street

Multi-Family Townhouse · Block & Lot 299-4 · Red Hook

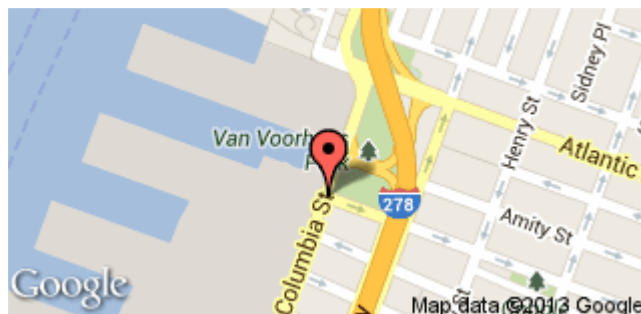
WATERFRONT TOWNHOUSE Discover the most exciting townhouse opportunity for Waterfront living that Brooklyn has to offer! This charmingly eclectic and unique Artist's waterfront home is now being offered for sale, with spectacular views of the Hudson River, the Brooklyn Bridge, the Statue of Liberty and Lower Manhattan skyline. Living above the River, you'll become attuned to the beauty of the Hudson's many moods, and the nonstop nautical activity outside your window is always compelling. The 60 Ft. deep rear woodland garden features a Koi pond beneath a cherry tree and giant willow tree, and a stone patio bordered with black bamboo and fragrant and colorful shrubs. It is ideal for shady comfort during the summer as well as viewing the colorful tapestry of Spring, Fall and winter seasons from the large rear window. This exceptional 20X 43, 3 Story Waterfront Property (approximately 2,500 S/F) with an additional 2,800 S/F of Air Rights, Option to Add another two stories or extend into the 60 Ft. deep rear yard. Presently contains 3 apartments; Includes 2 Wood Burning Fireplaces and partially finished basement. Exceptionally low taxes and good mechanicals make this an ideal property to own and manage. The house is perfect for conversion to a beautiful residence with room for a professional office and high income. It is heated by a gas-fired boiler and is individually metered for electric.

\$2,400,000 (Approx. \$1,000 /Sq.Ft.)

\$6,040 Annual RE Taxes

- 3 Units
- 3 Floors
- 14 Rooms
- 5 Baths

Lot Dimensions: 20 x 94.58
Building Dimensions: 20 x 40
Bldg Sq. Footage: 2,400



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