

173 Gates Avenue

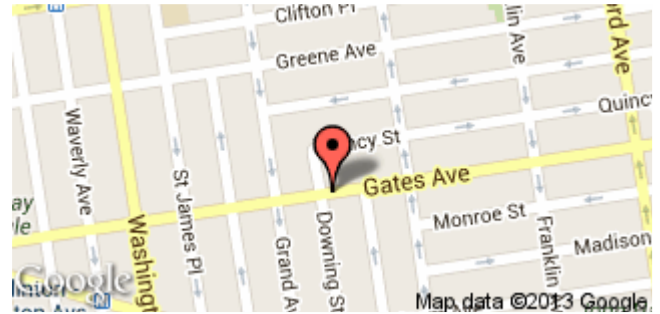
Multi-Family Townhouse · Block & Lot 1972-0045 · Clinton Hill

\$1,895,000 (Approx. \$547 /Sq.Ft.)

\$2,642 Annual RE Taxes

- 2 Units
- 4 Floors
- 12 Rooms
- 4.5 Baths

Lot Dimensions: 23x99
Building Dimensions: 23x38
Bldg Sq. Footage: 3,464
Zoning: r6



Unique opportunity to live large in one of Brooklyn's most exciting brownstone neighborhoods and collect a fantastic rental income! This extra wide 2-unit home in historic Clinton Hill is currently configured with 2 duplex units. At 23' wide you will have ample opportunity to spread out and live comfortably in the owners duplex while getting your renters to pay the mortgage. Or better yet, take advantage of the extra FAR and build an extension or another floor, up to 950 sq. ft! The owner's duplex features a dramatic parlor floor with high ceilings and oversized windows; a renovated kitchen with stainless appliances and 2.5 baths including an en-suite masterbedroom. The large backyard awaits your greenthumb and offers loads of space for gardening and playing. There is even a full basement for storage! Mechanicals in excellent condition, including new gas boiler, hot water heater, updated plumbing and electric. Close to subways, parks, and loads of great restaurants and amenities in every direction. Delivered vacant.

Basement: Full Basement for Storage

Garden Level: Three bedrooms and 2 full baths

Parlor Floor: Double parlor with kitchen, dining and living room

2nd Floor: Rental apartment - 1st level

Top floor: Rental apartment - 2nd level

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