

172 13th Street

Multi-Family Townhouse : Block & Lot 1033-0014 : Gowanus



\$1,295,000 (Approx. \$587 /Sq.Ft.)

\$1,893 Annual RE Taxes

- 2 Units
- 3 Floors
- 8 Rooms
- 3 Baths

Lot Dimensions: 20.83 X100
Building Dimensions: 20.83 X 36
Bldg Sq. Footage: 2,208
Zoning: B3



Come home to Gowanus, Brooklyn's next big neighborhood. Introducing 172 13th Street, an immaculate brick-facade 21' wide legal 2-Fam. townhouse on a tree-lined block off 3rd Avenue. The lovely owner's duplex has a living room, eat-in-kitchen, full bath and laundry on the garden level; 2 bedrooms + home office and full bath with Jacuzzi tub on the parlor floor. The 3rd floor is a self-contained 2 bedroom rental unit with a wood burning fireplace, easily combined with the duplex to create a single-family home. The expansive, private backyard is great for entertaining, play and gardening. This is a rare opportunity to own an income producing house for the price of a co-op or condominium. There is an additional FAR available of approximately 2,000 sqft. LOW taxes \$1,893/year. Conveniently located to shops and restaurants, Prospect Park, F/G/R trains and the new Whole Foods. Open House by appointment: jgardner@corcoran.com; zstackell@corcoran.com

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