

# 164 South Oxford Street

Townhouse : Block & Lot 2004-21 : Fort Greene

**\$8,950,000**

\$11,200 Annual RE Taxes

- 5 Units
- 6 Floors
- 25 Rooms
- 7.5 Baths

Lot Dimensions:  
Zoning:

64.5 x 200  
R6B



Here is a rare opportunity to own an historic compound in the heart of Ft Greene, comprised of two lots: 164 South Oxford St and 171 South Portland Ave. 164 South Oxford St spans the full 200' width of the block to South Portland Ave and is graced with two buildings in excellent condition. On the South Oxford side, a grand 5,500 sf 1860's brick Italianate townhouse sits atop a small hill overlooking the street. This mini mansion is currently configured as a double duplex and an intimate studio apartment. The South Oxford house retains much of its stately original detail, and could be restored to its original grandeur with minimal work. Graced with elegant proportions, high ceilings, and light on all four sides, this is a beautiful place to live. With trees just outside your window, you'll wake up every morning to the soft melody of song birds. Behind the house an expansive lawn leads to a brick carriage house with two 1-bedroom apartments, a commercial studio, and a large garage which opens onto South Portland Ave. Next door is 171 South Portland Ave with another two car garage. The combined lots span a total of 64.5' along South Portland Ave and 43' on South Oxford St. The assemblage has tremendous development potential and is offered with development rights from the neighboring lot, 158 South Oxford St, for a total of up to 38,500 buildable square feet, pending approvals. Consult your architect to assess various development scenarios and total square footage potential.

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