

8 South Portland Ave

Multi-Family Townhouse : Block & Lot 2099-46 : Fort Greene

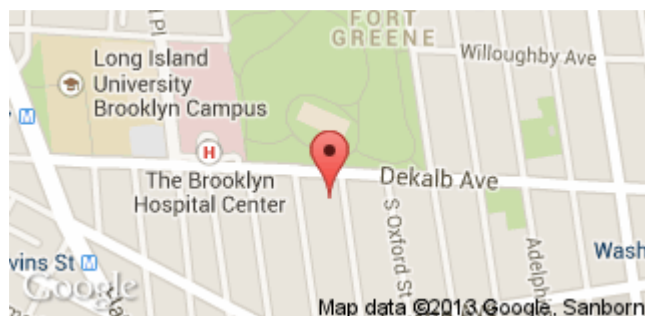


\$3,999,000 (Approx. \$724 /Sq.Ft.)

\$13,214 Annual RE Taxes

- 5 Units
- 5 Floors
- 16 Rooms
- 5.5 Baths

Lot Dimensions: 23x112.5
Building Dimensions: 23x48
Bldg Sq. Footage: 5,520



This extremely large true brownstone, replete with classic details, only 2 doors from Ft. Greene Park, on what is considered by many the most beautiful Brooklyn townhouse block, is awaiting you. With 5 full floors, 48 feet deep on all 5 floors, 23 feet wide, and 5520 square feet in total, on a 112 foot deep lot, this takes "large brownstone" to a new level. The top three floors comprise three 2 and 3 bedroom income producing rental apartments with market rate rents of over \$7300 a month. The parlour and garden floors are ready to be renovated to meet your personal needs and design. This over 2200 square foot duplex has all the brownstone details that you look for: pocket shutters, crown moldings, handsome decorative fireplaces, pocket doors, beautiful hardwood floors, and unusually high ceilings. A uniquely deep garden, with great light, offers the gardener in you another creative opportunity. And the location is huge too. Access to Ft. Greene Park is just steps away as is the Saturday Farmer's Market there. And the A,C,B,G,Q,R,2,3,4,5 trains are all short strolls away. Also the many restaurants and shops that are nearby, from smart boutiques to Target, from 4 star boites to the hippest new spots. An estate sale and an opportunity! Bring your designer or contractor and be prepared to get your creative juices flowing, making plans, and turning 8 South Portland Avenue into your dream home. Come see for yourself.

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