

388 State Street

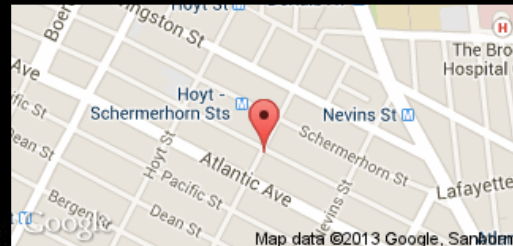
Mixed Use Townhouse · Block & Lot 177-28 · Boerum Hill

\$1,999,000 (Approx. \$643 /Sq.Ft.)

\$9,020 Annual RE Taxes

• 3 Floors
• 11 Rooms
• 4 Baths

Lot Dimensions: 25x59
Building Dimensions: 25x59
Bldg Sq. Footage: 3,110



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This is a creative opportunity. Perfectly located in Boerum Hill, a mixed use property in need of a total gut renovation. A 3 family brick townhouse with a separate huge ground floor extension commercial space in an unusual layout (see floor plans). The location on a corner of lovely tree lined State Street and Bond Street, yet only a block from the thriving Atlantic Avenue corridor, the commercial space lends itself to a sizable restaurant or office space for an architect, lawyer, or medical practice. This blank canvas is being sold "as is" so bring your contractor or architect to discuss the many possibilities. It will be shown BY APPOINTMENT ONLY. Options: Use the entire large ground floor for business and create a lovely duplex with a deck on the ground floor extension. Or create two or three lovely and high income producing rentals along with the ground floor commercial/office space. Or design a huge one family home with a layout of exciting dimensions. The possibilities are there to take advantage of.

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