

# 172 Huntington Street

Multi-Family Townhouse :: Carroll Gardens



**\$1,725,000** (Approx. \$575 /Sq.Ft.)

\$5,540 Annual RE Taxes

- 5 Units
- 3 Floors
- 8 Rooms
- 5 Baths

Lot Dimensions: 20 x 100  
Building Dimensions: 20 x 50  
Bldg Sq. Footage: 3,000  
Zoning: C2-R3/R6



Do the math! This handsome building is potentially the best investment you will ever make. A five family walk-up building is ideally situated right off Court Street in Carroll Gardens, so close to shopping and favorite restaurants like Buttermilk Channel and Frankie's. It is currently configured with a large two bedroom apartment on the first floor, on both the 2nd and 3rd floors, there is one studio apartment and one one bedroom apartment. All of the tenants have an opportunity to enjoy the back yard, with access through the basement. The apartments are rented at market rent and the real estate tax is low. The current rental income is \$8500 / month. You could live in a portion of the building and the rental income on the other apartments will pay for a high percentage of your mortgage payments. Smart. If you are interested in expanding the building, there is additional FAR. Call or email to make an appointment to see this one.

**Apt. 1:** 2 Bedroom - VACANT - Market rent is approx \$3000

**Apt. 2-F:** Studio - month to month - \$1500

**Apt. 2-R:** L shaped Studio - month to month - currently low \$1400

**Apt. 3-F:** Studio - vacant - Market rent is approx \$1600

**Apt. 3-L:** Jr 1 bedroom - vacant - Market rent is approx \$1700

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