

505 Hicks Street

Multi-Family Townhouse · Block & Lot 321-9 · Cobble Hill



\$2,499,000 (Approx. \$567 /Sq.Ft.)

- 4 Units
- 3 Floors
- 99 Rooms
- 99 Baths

Bldg Sq. Footage: 4,408



ONE OF THE BEST VALUES IN COBBLE HILL. This huge four story brick townhome is nearly 22' wide and is located steps to the very best that Cobble Hill offers. This home has had substantial upgrades to the electrical, plumbing, and heating but does need cosmetic upgrades. This home could be a wonderful primary residence or it could be a superb investment property. Currently configured as a garden/parlor duplex with two rentals overhead, you can easily live in the apartment of your dreams and collect \$7,000 in rental income. Alternatively, this property would generate approximately \$150,000 per year solely as an investment property. Located between Kane and Degraw Streets, this property is very close to Court Street, Brooklyn Heights, Brooklyn Bridge Park, excellent schools, public transportation, and more. A superb value for a savvy buyer.

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