

36 Schermerhorn Street

Multi-Family Townhouse · Block & Lot 270-0044 · Brooklyn Heights



\$3,150,000 (Approx. \$1,036 /Sq.Ft.)

\$21,396 Annual RE Taxes

- 4 Units
- 4 Floors
- 12 Rooms
- 5 Baths

Lot Dimensions: 19.83X80.9
Building Dimensions: 19.83X38
Bldg Sq. Footage: 3,040
Zoning: R6



CONTRACT SIGNED. Original 1840's brownstone in great condition AND with significant income from excellent rental units. This is not as much a dream as it is a dream come TRUE. This beautiful, historic, well maintained 4 family Brooklyn Heights property won't be around for long so, please, act quickly in making this lovely property your best most solid real estate investment. North and south light, over 3000SF of residential space, a lovely south garden on the lower duplex, and in a great building in very good condition, this could be one of the easiest real estate decisions you will have made. Solid mechanicals, excellent revenues, wonderful location, and very good condition spell a resounding "YES". Vacant delivery. C of O 4 family. VERY limited showing opportunity, so please come to our 1st Open House scheduled for Sunday, February 16, from 1:00pm until 2:30pm and plan to join us at this time. A comprehensive "Building Fact Sheet" is available in advance. Please email vvn@corcoran.com to receive one of these Fact Sheets.

Garden: Owner's garden Duplex 2 bedroom 1.5 bath with extension and private garden. Spiral Staircase. Dining Area

1st /parlor : duplex upper floor

3rd : floor through 2 bedroom with private deck, 1 bath, renovated kitchen, HWF

4th rear : south facing studio over looking garden

4th front : north facing studio over looking Schermerhorn Street

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