

109 President Street

Multi-Family Townhouse : Cobble Hill

\$1,995,000 (Approx. \$594 /Sq.Ft.)

\$4,915 Annual RE Taxes

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

Building Dimensions: 20 x 39
Bldg Sq. Footage: 3,360



Opportunity awaits you at this 4 Family, partially- renovated townhouse on President Street between Hicks and Columbia Streets. Dry basement with ample ceiling height, storage, washer and dryer hookups. Ground floor: renovated one bedroom apartment with combination washer/dryer. Access to large backyard. Parlor floor: stripped to bare walls and framed out as one bedroom apartment, excellent ceiling height. Third floor: unrenovated 1BR/1BA apartment. Fourth floor: Renovated 1BR apartment with large bath, Manhattan skyline view, skylights, washer/dryer hookups. Upgraded electric, natural gas heat, and plumbing. Delivered vacant and ready for work. Dry basement with good ceiling height, separate electric and gas metering. FAR to spare. Many possibilities for investors, resident owners or end users.

David Menendez *Licensed Associate RE Broker*
p. (212) 941-2553 DJM@corcoran.com

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified