

496 Henry Street

Multi-Family Townhouse · Block & Lot 331-28 · Cobble Hill



\$3,000,000 (Approx. \$750 /Sq.Ft.)

\$10,600 Annual RE Taxes

- 4 Units
- 4 Floors
- 14 Rooms
- 4 Baths

Lot Dimensions: 20 x 66
Building Dimensions: 20 x 41
Bldg Sq. Footage: 4,000



Gut renovated 4 story townhouse located on a beautiful tree-lined block in Carroll Gardens. This is your opportunity to make this your primary residence and draw an income from the other rental units in the building or own it as an investment property altogether. Currently configured as a 4 unit building consisting of a 3 bedroom duplex with garden, one studio apartment and two full floor 2 bedroom apartments, all the apartments were recently renovated with high end finishes throughout and completely restored, while maintaining all of the original details and charm. The roof and all mechanicals were recently replaced. Operating expenses and rent roll are available upon request. Even with the profitable cap rate as is, there is still plenty of upside. Ideally located close to all that Carroll Gardens has to offer: Brooklyn Public Library, Smith Street restaurant row and subways.

Anthony DelleCave *Licensed RE Salesperson*
p. (212) 400-2500 adellecave@citihabitats.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