

# 608 Sterling Place

Multi-Family Townhouse | Block & Lot 1175-37 | Other Brooklyn

**\$1,200,000** (Approx. \$364 /Sq.Ft.)

\$914 Annual RE Taxes



- 3 Units
- 3 Floors
- 14 Rooms
- 3 Baths

Lot Dimensions: 20X131  
 Building Dimensions: 20X55  
 Bldg Sq. Footage: 3,300  
 Zoning: R6



Live or Invest! Three family, three story townhouse, with a projected rent roll of \$110K a year for a 9% cap rate. Alternatively you can live in the ground floor garden apartment and earn \$72,000 a year. Built in 2004 on a deep, 20x131 foot lot, the building measures 20x55 or 3,300 square feet. There is also an additional 1940 square feet buildable to expand the building higher or further back. The building is in the 10th year of a 25 year tax-abatement. Tenants pay electric, gas, and heat. Located in Prime Crown Heights, a half a block from the Franklin Avenue commercial district and three blocks to the 2,3,4,5, and shuttle trains.

**Garden:** Being delivered vacant. Two bedroom garden apartment.

**2nd Floor:** Rent: \$2650; Lease expires Dec. 2014. Three bedroom apartment.

**3rd Floor:** Rent: \$2575; Month to Month. Three bedroom apartment.

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