

137 Nelson Street

Multi-Family Townhouse :: Carroll Gardens



\$2,900,000 (Approx. \$604 /Sq.Ft.)

- 8 Units
- 4 Floors
- 22 Rooms
- 8 Baths

Lot Dimensions: 20x100
Building Dimensions: 20x60
Bldg Sq. Footage: 4,800



Unique 4800 sq. ft brick home in Carroll Gardens ready for you to make your own! At 20' wide and 60' deep with side windows, steps from Smith and Court Streets, this is a unique opportunity for an end-user to either make a spectacular home for themselves with amazing rental potential and or live/work space. If you are an investor, keep the rare and unique 8-family CO designation and create 8 easy-to-rent high-end rental units in Brooklyn's most exciting brownstone neighborhood! It also converts easily to 4 unique 3-bedroom condos. This demo work inside has already been done, so this is a blank slate ready for you to create your masterpiece. If you like the size and location, all you need to do is create the plans of your dreams!

Deborah Rieders *Licensed Associate RE Broker*
p. (718) 923-8001 DLR@corcoran.com

Sarah Shuken *Licensed RE Salesperson*
p. (718) 923-8068 Sarah.Shuken@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