

248 9th Street

Multi-Family Townhouse : Block & Lot 1009-33 : Gowanus



Unique opportunity! This 21' wide brick town house is also three condos. 248 9th Street is special as it provides so many options; you can use it as is, three separate spacious two bedroom apartments - live in one and rent the other two or combine two apartments to create a 2300 square foot duplex and rent one or live in one and sell two, or keep two and sell one... buy it with your friends or family, keep it all, rent it all, sell part...you get the picture...endless possibilities and infinite potential. Its R8A zoning has a commercial overlay (C2-4) so it is of special interest to buyers setting up a business or studio.

When you enter the building, you will be surprised by how large it actually is. You will find it is in excellent condition structurally, mechanically and cosmetically. Throughout there are many original details and great charm. The basement offers additional storage, laundry and access to the south facing garden for all.

Some call this area the South Slope and some call it Gowanus. All know it is a vibrant area emerging as one of the most desirable neighborhoods in all of New York City. 248 9th Street is convenient to shopping, gyms, Brooklyn's spectacular new Whole Foods at 3rd and Third, schools, transportation, innovative restaurants and all the amenities that make Brooklyn everyone's favorite place to live. The renaissance is under way and this house is right there.

\$2,000,000 (Approx. \$577 /Sq.Ft.)

- 3 Units
- 3 Floors
- 16 Rooms
- 3 Baths

Lot Dimensions: 21' x 75'
Building Dimensions: 21' x 55'
Bldg Sq. Footage: 3,465
Zoning: C2-4/R8A



1: Two bedroom, 2 bathroom, large eat-kitchen with a door leading directly to the lovely shared garden

2: Two bedroom, 2 bathroom

3: Two bedroom, 2 bathroom

Basement: 1,155 sq ft with 7' ceiling. Laundry, storage and mechanicals.

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