



## 18 Tiffany Place

Multi Family Townhouse | Block & Lot 319 – 0050 | Cobble Hill

**\$2,795,000**

\$1 Annual RE Taxes

8 Units	Lot Dimensions	26.6' X 97.5'
4 Floors	Building Dimensions	26.5' X 50'
32 Rooms		
16 Bedrooms		
10 Baths		

Nestled on a quiet cobblestone street in sought after Cobble Hill, this turn-key, eight family is the perfect addition to your portfolio. Five of the eight apartments have been gut renovated, featuring new kitchens and bathrooms, wood floors, exposed brick and recessed lighting. The 2 garden apartments are configured as 1.5 bed duplexes with access to a beautiful backyard. Opportunity abound for a fantastic investment or convert the first floor and basement into a massive 2,300 +/- sqft owner duplex with enormous backyard and have the remaining 6 units to cover your mortgage. Fantastic neighborhood; solid investment with unbelievable upshot on the 3 apts with far below market rent. Please allow 48hr advance notice for showings. Building Features 15 Year Tax Abatement Updated mechanicals Well maintained building Rent Roll 1L \$2,495 1R \$2,219 2L \$470 2R \$2,310 3L \$531.14 3R \$1,810 4L \$473 4R \$1,950 – All Rent Stabilized

**First Floor - 1L :** 1.5 bedroom, 2 bath duplex with outdoor space \$2,495/month - Gut renovated, featuring separate boilers, hot water tanks, new plumbing, electrical, kitchens and baths. Rent Stabilized.

**First Floor - 1R:** 1.5 Bedroom, 2 Bath Duplex with outdoor space \$2,219/month - Gut renovated, featuring separate boilers, hot water tanks, new plumbing, electrical, kitchens and baths. Rent Stabilized.

**Second Floor - 2L:** 1 Bedroom, 1 Bath floor thru \$470/month. Rent Stabilized

**Second Floor - 2R:** 1 Bedroom, 1 Bath floor thru \$2,310/month - Gut renovated, featuring separate boilers, hot water tanks, new plumbing, electrical, kitchens and baths. Rent Stabilized

**Third Floor - 3L:** 1 Bedroom, 1 Bath floor thru \$531.14/month. Rent Stabilized.

**Third Floor - 3R:** 1 Bedroom, 1 bath floor thru \$1,810/month Gut renovated, featuring separate boilers, hot water tanks, new plumbing, electrical, kitchens and baths. Rent Stabilized.

**Fourth Floor - 4L:** 1 Bedroom, 1 Bath floor thru \$473/month. Rent Stabilized.

**Fourth Floor - 4R:** 1 Bedroom, 1 Bath floor thru \$1,950/month. Gut renovated, featuring separate boilers, hot water tanks, new plumbing, electrical, kitchens and baths. Rent Stabilized

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