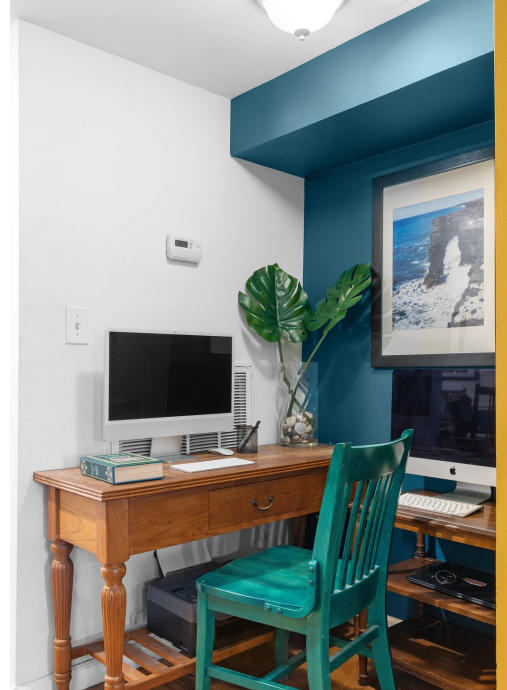




266 18th Street

Greenwood

6 BD 3.5 BA | 2540 SF | 2-Fam Townhouse | \$2,280,000

- Real Estate Taxes: \$460/month (\$5520 annually)
- 16.67 x 50 3-story building plus basement on a 16.67 x 100 lot
- Lower duplex with 3 bedrooms, 2.5 bathrooms plus unfinished basement plus backyard
- Top floor light filled rental with flex use 2-3 bedrooms, 1 bathroom.
- Central AC and washer/dryer in lower duplex
- In 2018, roof parapet and flashing was replaced and rear facade refaced
- Each unit has its own water heater, one was replaced in 2018, the other in 2024
- Each unit pays its own utilities; rental unit has its own boiler and water heater.
- Primely located at the border of Greenwood and South Slope
- With 20% down, the rental income brings your monthlies in line with the elusive \$1.8m 3 bedroom condo in Park Slope



Rezwan Sharif

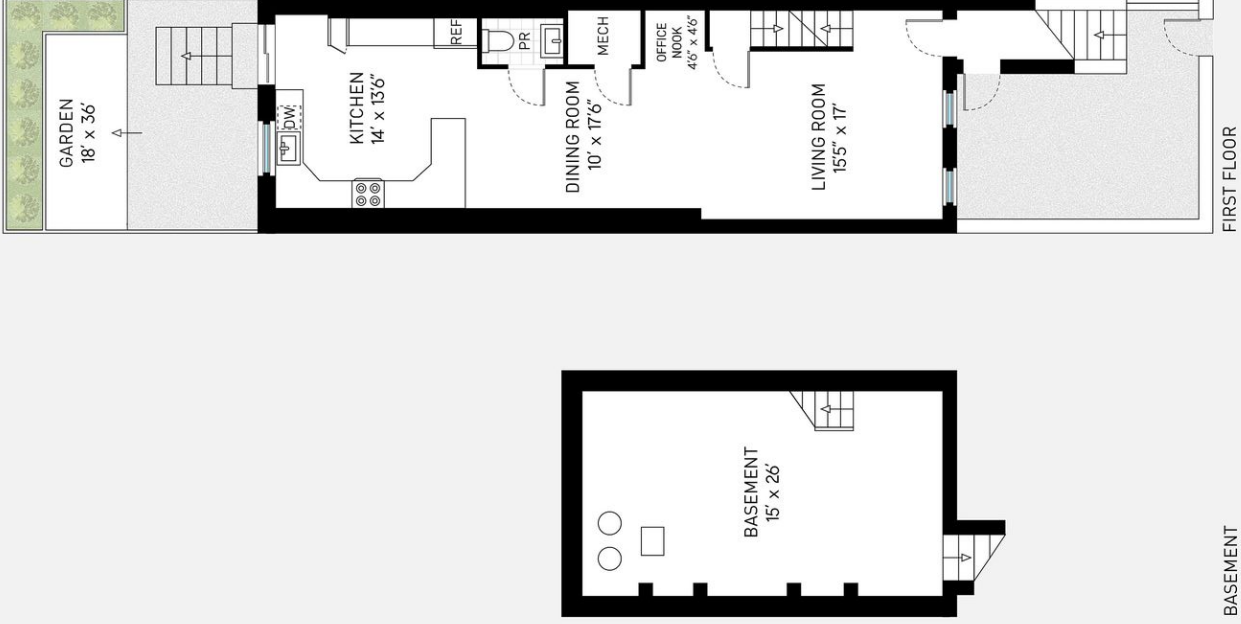
Lic. R.E. Salesperson
M: 917.434.1920
rezwan@compass.com

Helen Chee

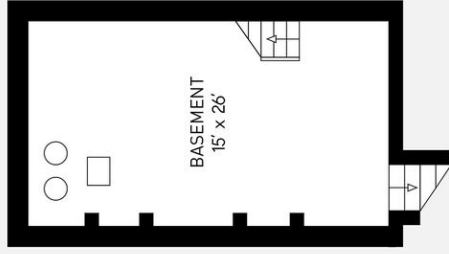
Lic. Associate RE Broker
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helen@compass.com

the
SBN
team

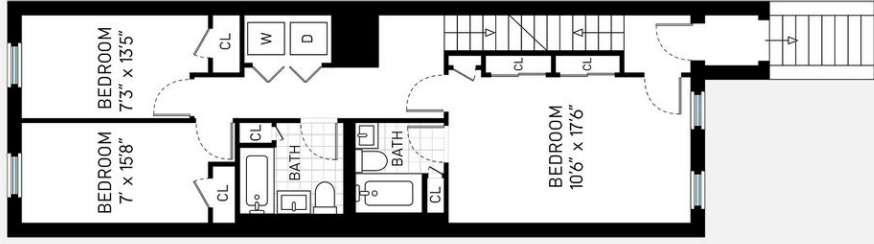
266 18TH STREET, BROOKLYN, NY 11215



BASEMENT



SECOND FLOOR



THIRD FLOOR

