

14 Sterling Pl – Park Slope North

3 Family Brick

\$2,995,000



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|-------------------------|---------------------|
| Lot Size: | 17'x 100' |
| Bldg. Size: | 17'x 45' |
| Bldg. Sq. Ft.: | 3,060 |
| Year Built: | 1901 |
| Yearly Tax: | \$7,923 |
| Cross St: | 5 th Ave |
| School District: | 13 |



Place your camera over the QR code

Prime North Slope Gem - Ideal 3-Family Brick Home with Investment Potential! Welcome to 14 Sterling Pl in the heart of the vibrant North Slope neighborhood! This magnificent 3-story, 3-family brick home with a full basement and expansive yard is strategically located near Barclays Center, just steps away from the bustling 5th Ave and Atlantic Ave. This versatile property is a haven for both savvy investors and owner-occupiers alike, offering a myriad of possibilities. The versatile layout is spread across three spacious stories, and boasts three separate units, providing excellent rental income potential. Whether you're looking to keep all three units for maximum rental returns, live in one unit while renting out the others, or easily convert it to a single-family or 2-family with a garden rental, this property caters to your investment strategy. Situated on a 17' x 100' lot with R6B zoning (2.0) FAR, there's an additional 1,100+/- square footage of buildable space, offering future expansion opportunities. The full basement with high ceilings opens up a world of possibilities, making it an ideal space for additional living areas or storage. The convenient location allows you to enjoy being just moments away from diverse dining and retail establishments along 5 / 7th Avenues, Flatbush, and Atlantic Avenues. Explore nearby attractions like Prospect Park, Barclay Center, Grand Army Plaza, and the Botanical Gardens, all within minutes of your doorstep. Effortless transportation options include bus service steps away on 5th Ave and the subway at Barclays Center and Pacific St. This property will be delivered vacant, providing you with a clean slate to envision and execute your vision seamlessly. Don't miss out on this exceptional real estate opportunity that combines prime location, investment potential, and a spacious layout. Schedule a viewing today and step into the future of North Slope living!

For additional information, please contact: Gamal Hasan - Bellmarc Realty Group - 718.768.4500/gh@Bellmarc.com

LISTING AGENT

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