



351
E 16th St



Located in the highly desirable Ditmas Park neighborhood just off Cortelyou Road, this detached turn-of-the-century three-story Victorian home sits proudly on a generous 50 x 100 lot, offering both timeless charm and exceptional potential. Showcasing original parquet floors, intricate moldings, and classic pocket doors, the residence is rich in historic detail and character throughout. This property presents a remarkable investment opportunity and true money maker, ideal for end-users or investors seeking value and upside. Additional features include a full storage basement, a private driveway, and a spacious rear yard complemented by a detached garage, creating a rare combination of space, privacy, and convenience. Perfectly positioned right around the corner from a vibrant mix of restaurants, cafes, and shops, as well as convenient access to the Q train and B103 along Cortelyou Road, this location offers the best of Brooklyn living.

Asking Price: \$2,000,000

Basement: Full, Storage
 Parking: Pvt Driveway
 Garage: Detached
 Total rent roll: ~\$138,000/Yr
 Total expenses: ~\$35,000/Yr

Lot Size: 50' x 100'
 Lot Sq. Ft.: 5,000
 Building Size: 33' x 30'
 Building Sq. Ft.: 3,315
 Zoning: R3X

Heat: ~\$5,000/Yr.
 Insurance: ~\$5,000/Yr.
 Water/Sewer: ~\$5,000/Yr.
 Electric: ~\$5,000/Yr.
 Property Tax: ~\$10,475/Yr.

Delton Cheng

Licensed R.E. Broker, Owner

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