

Leonard

EXCLUSIVE OFFERING MEMORANDUM

# 16 Clifford Place

BROOKLYN, NEW YORK 11222

\$4,600,000



## INVESTMENT HIGHLIGHTS

### NEIGHBORHOOD

Greenpoint

### TYPE

Multi Family

### EXISTING SQFT

6,000

### Building Dimensions


25 ft x 80 ft


### UNITS

2

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# 16 Clifford Place

BROOKLYN, NEW YORK 11222

## PROPERTY DESCRIPTION

This extraordinary artist's loft, boasting a truly one-of-a-kind layout, is the largest two-family home in Greenpoint, Brooklyn—an exceptional opportunity for those seeking a distinctive living experience. Covering an expansive 6,000 sq. ft., the property showcases an impressive triplex for the owner, filled with natural light streaming through 60 oversized windows, creating a bright and airy atmosphere throughout.

The residence features beautiful hardwood floors, soaring ceilings, and an open flow of space that effortlessly accommodates both grand entertaining and everyday living. The design includes a one-bedroom rental unit that generates income or can be seamlessly integrated into the main home for added living space. With its rare 25x80 dimensions, this property offers endless possibilities to personalize the layout, whether for an artist's studio, a spacious family home, or a dynamic living and work environment.

Located on a quiet, tree-lined street, this home provides a peaceful retreat while being just two blocks from McCarren Park. You'll be at the heart of Greenpoint's vibrant cultural scene, with easy access to trendy bars, restaurants, shopping, and convenient transportation options. Don't miss out on the chance to own a truly unique property in one of Brooklyn's most desirable neighborhoods.





■ Block & Lot:	<b>02594-0006</b>
■ Neighborhood:	<b>Greenpoint</b>
■ Cross Streets:	<b>Calyer</b>
■ Building Dimensions:	<b>25 ft x 80 ft</b>
■ Lot Dimensions:	<b>25 ft x 100 ft</b>
■ Units:	<b>2</b>
■ Building class:	<b>Two Families</b>
■ Property tax:	<b>\$12,148</b>
■ Zoning districts:	<b>R6B</b>
■ Fetures:	<b>60 Oversized Windows</b>



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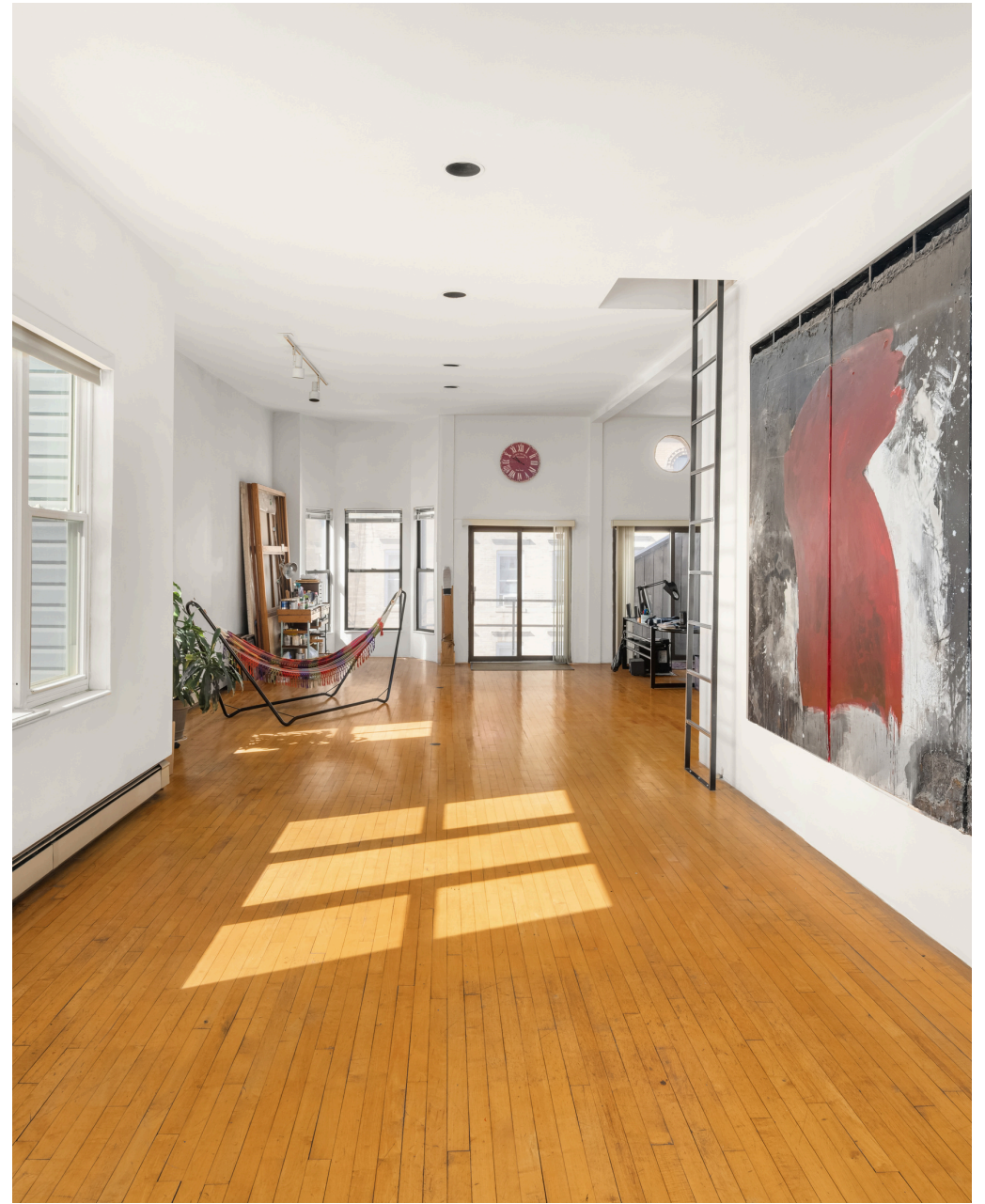


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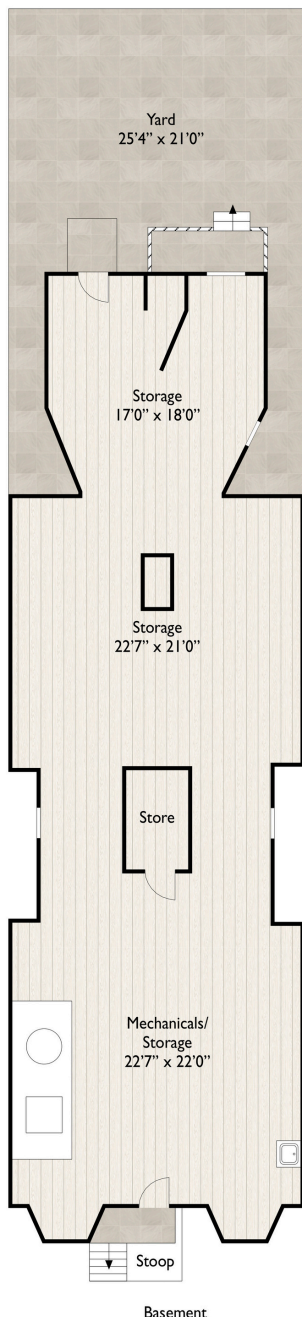


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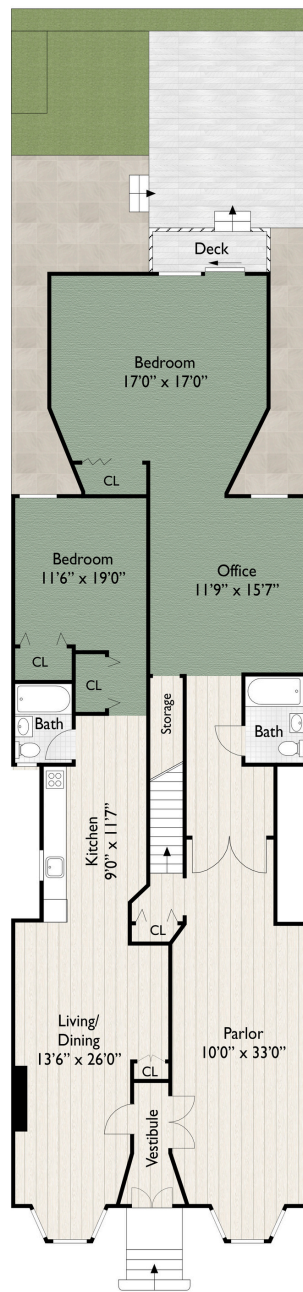
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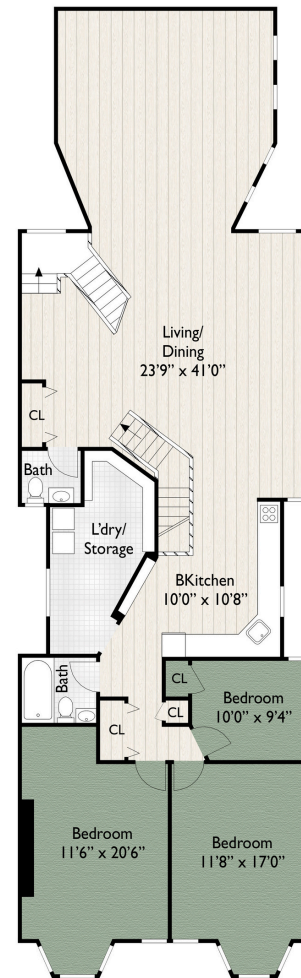
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Basement



Garden Floor



Second Floor



Third Floor



2

6

12

14

16

Midwesterners and  
Vintage bikes playhouse

nyc drum lessons



## Get in touch



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