

4 WASHINGTON TERRACE

WASHINGTON HEIGHTS 4 FAMILY TOWNHOME



ASKING: \$930,000

Real Estate Tax: \$7,919.

4 Family Home (C3) Tax Class (2A)

REMARKABLE INVESTMENT OPPORTUNITY IN WASHINGTON HEIGHTS.

- Built in 1910
- 3 Stories + Basement
- 4 units: (1) 2 BR, (2) 1 BRs, (1) Studio
- Leases end September 16, 2015.
- 2nd and 3rd floor apartments have new kitchen cabinets, sinks, refrigerators, bathroom tiles, bathtubs, closets added, circuit breakers.
- Basement and 1st floor units not updated
- Boiler room redone and converted to gas
- Water meter system added
- Parking, for one car only, is available in front of the building.
- 2 empty lots, one on each side of house, owned by the Yeshiva University. Zoned V1

BUILDING INFORMATION:

- Water/Sewer: \$3313 approx
- Fuel: \$4731 approx
- Lot Size: 17.75 X 62.5
- Block: 2156
- Lot: 141
- Max Allowed FAR: 3.44

CURRENT RENT ROLL:

- 2 Bedroom Unit: \$803.
- 1 Bedroom Unit: \$960.
- 1 Bedroom Unit: \$935.
- Basement Studio: Vacant (\$450.)
- Current Rent Roll with Studio: \$3,148 (Annual: \$37,776.)
- All Leases Expire September 16, 2015

NICK RAFELLO JIM ROSENBOOM BRUCE ROBERTSON

Licensed Associate Real Estate Brokers

R – TEAM at The Corcoran Group

212-444-7852

nrafello@corcoran.com / jar@corcoran.com / brobertson@corcoran.com

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