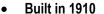


4 WASHINGTON TERRACE

WASHINGTON HEIGHTS 4 FAMILY TOWNHOME







- 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 approxLot Size: 17.75 X 62.5

Block: 2156Lot: 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

Exclusively shown by:

Licensed Associate Real Estate Brokers R – TEAM at The Corcoran Group 212-444-7852

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