



203 East 7th Street

East Village
New York, NY



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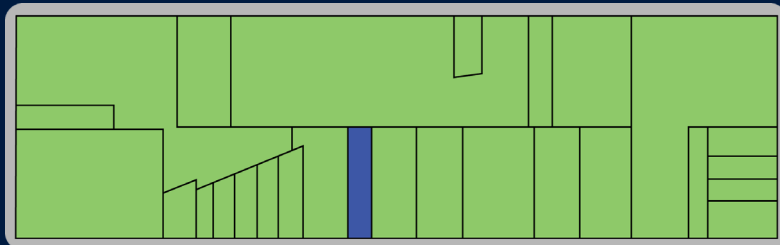
4-Family Renovated Townhouse

East Village, NY

The subject is a 5-story townhouse located on the north side of East 7th Street between Avenues B & C. Completed in 2001, 203 East 7th Street is approximately 6,920 SF and consists of 4 spacious apartments with high-end finishes. Of the 4 apartments, 1 is duplexed on the ground floor, 2 are floor-through units on the 2nd and 3rd floors and the 4th and 5th floor penthouse is a duplex with private rooftop access. In addition to the penthouse, the 1st floor duplex and 2nd floor apartment benefit from private outdoor space at the rear of the property. 203 East 7th Street is the perfect townhouse for an individual or family looking to live in one of Manhattan's most exciting neighborhoods. Due to the rise in residential condominium prices citywide, renovated townhouses have become incredibly challenging to find. Each unit is separately metered for heat (gas), cooking gas and electric. Therefore the building would also be ideal for an investor looking for a turnkey opportunity. The building is located just a half-block east from bustling Tompkins Square Park. Tompkins Square Park is a 10.5 acre park in the middle of the East Village, a perfect centerpiece to the eclectic neighborhood. In addition to its two playgrounds, dog run, handball court, chess tables, and basketball court, the park also hosts year-round events, including Wigstock, Howl Festival, Charlie Parker Jazz Festival, and the New Village Music Festival. Every Sunday Tompkins Square Park hosts the popular Greenmarket, a farmer's market enjoyed by businesses and residents alike. The building is steel and concrete in addition to being earthquake compliant and fire resistant.



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Building Overview

Block & Lot:	390 / 54	
Lot Size:	20' x 97.5'	Approx.
Lot Area:	1,950 SF	Approx.
Building Size:	20' x 65' (LL - 4th)	Approx.
	20' x 30' (5th)	Approx.
Building Gross SF:	6,920	Approx.
Residential Units:	4	
Zoning:	R8B	
FAR:	4.00	
Air Rights:	880 SF	Approx.
Tax Assessment (14/15):	\$406,620	
Annual Taxes (14/15):	\$52,271	

Floor	Unit	Use	SF (Approx.)	Bedrooms	Private Outdoor Space
Lower Level	#1 (Combined Duplex)	Mechanical, Storage, Residential (Duplex)	1,300		Yes
1st		Residential	1,300	1	Yes
2nd	#2	Residential	1,300	1	Yes
3rd	#3	Residential	1,300	1	No
4th	#4	Residential	1,300	1	Yes
5th	(Combined Duplex)	Residential (Duplex)	420	1	Yes
TOTAL:			6,920	5	

\$7,000,000

Stephen P. Palmese
Vice Chairman
718-238-8999 x 6552

Michael F. DeCheser
Executive Director
212-696-2500 x 7772

Darragh Clarke
Associate Director
212-696-2500 x 7716

Mei Ling Wong
Associate Director
(212) 696-2500 x 7716

James Berluti
Associate
718-238-8999 x 7053

Stephen.Palmese@cushwake.com Michael.DeCheser@cushwake.com Darragh.Clarke@cushwake.com MeiLing.Wong@cushwake.com James.Berluti@cushwake.com