

14

West 69th Street

25' Wide Park Block Townhouse



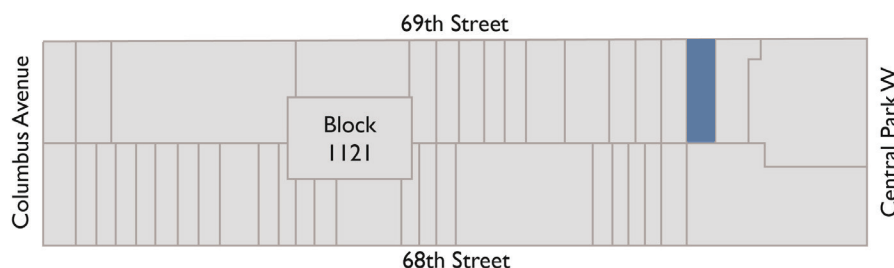
Location:	South side of West 69th Street between Central Park West and Columbus Avenue.
Block / Lot:	1121 / 39
Lot Size:	25' x 100.42'
Lot Area:	2,510 SF Approx.
Building Dimensions:	25' x 90.5' Irr. (Approx.)
Stories:	5
Units:	15
Approx. Gross SF:	10,230 Above Grade (Subject to verification)
Zoning / FAR:	R8B / 4.00
Historic District:	Yes - UWS Central Park West
Assesment (15/16):	\$974,070
RE Taxes (15/16):	\$125,217
Occupancy:	Delivered Vacant



ASKING PRICE: \$17,995,000

Property Description

Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of 14 West 69th Street, a rare 25 foot wide Renaissance Revival townhouse of magnificent proportions. Designed by Gilbert A. Schellenger, the house was constructed in 1896 as one of two mirror image rowhouses at numbers 14 & 16. Located just steps from Central Park, this stately former mansion contains over 10,000 gross square feet above grade. With a good measure of its original detail intact, the house features enormous rooms with 11 to 12 foot ceiling heights on all five floors. There is abundant light throughout, and with the adjacent property to the east being only two stories in height, a roof deck could be added which would possess dramatic open views of the surrounding cityscape and Central Park. Currently arranged as 15 apartments, 14 West 69th Street will be delivered vacant and ready for restoration to its original grandeur as one of the most spectacular town homes on the Upper West Side. Offered co-exclusively with Alexander Hidalgo Real Estate.



For further information or inspection, please contact Exclusive Sales Agents:

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For information on possible financing, please contact:

JUSTIN BORUCHOV

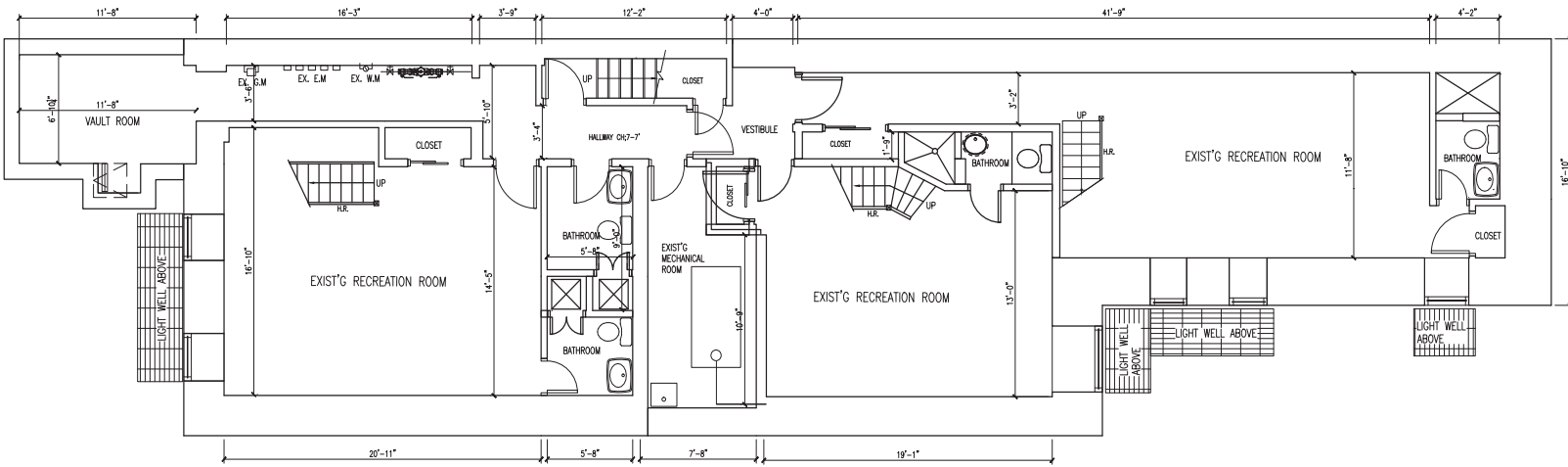
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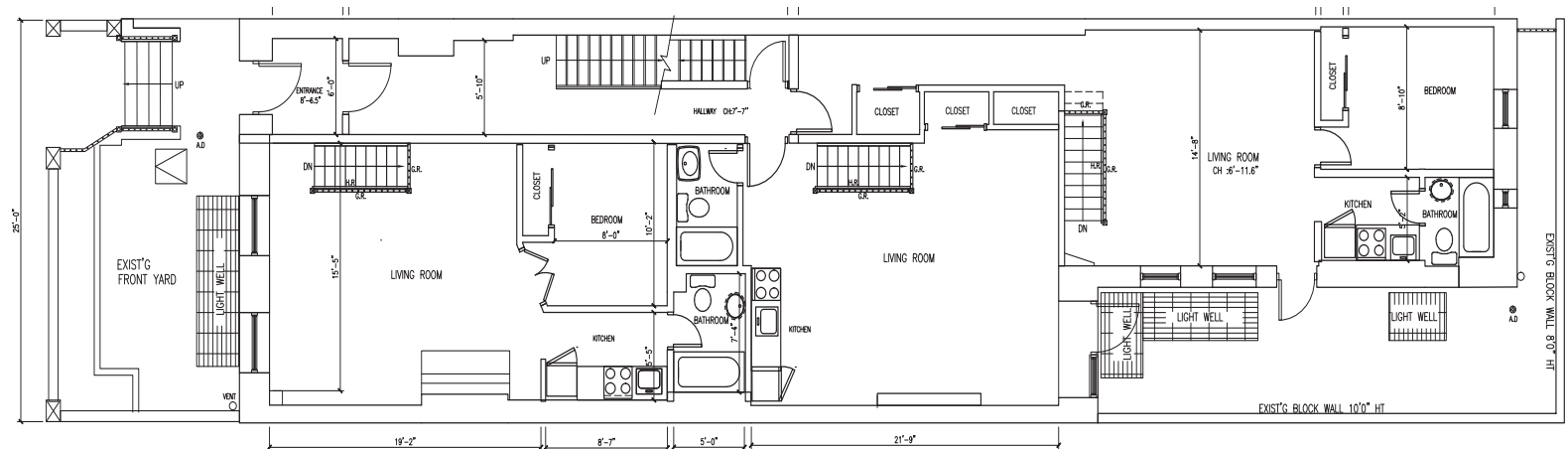
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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

Floor Plans - Cellar & Basement



Cellar



Ground Floor

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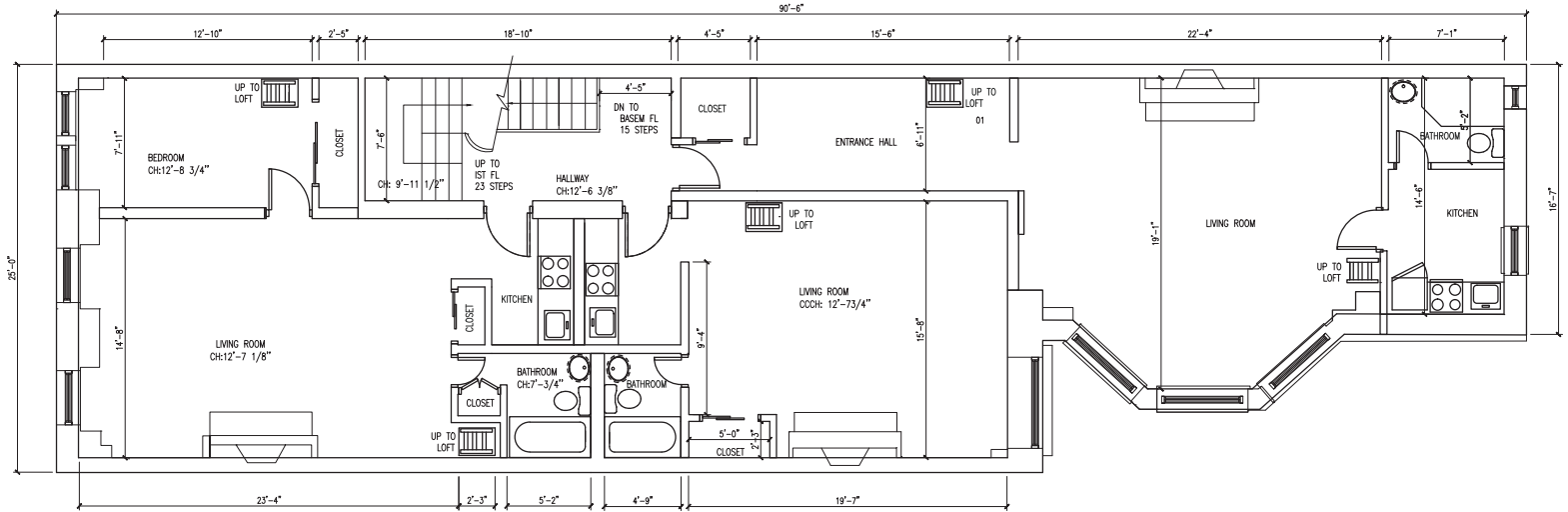
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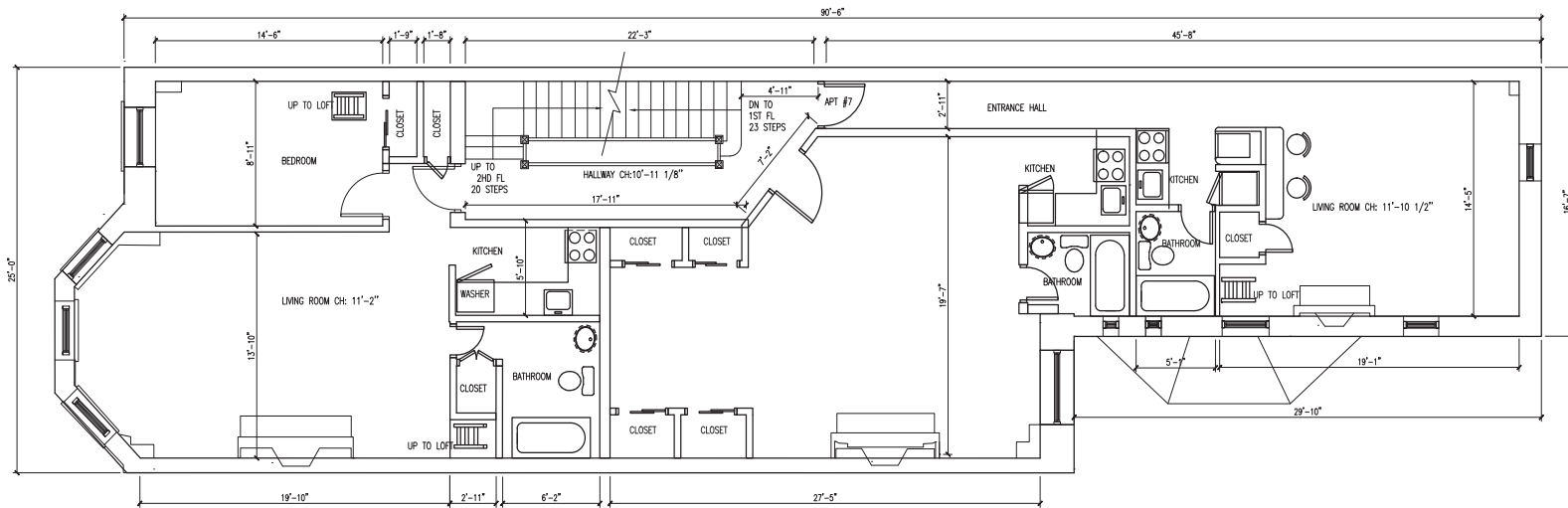
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Floor Plans - First & Second Floors



Parlor Floor



Third Floor

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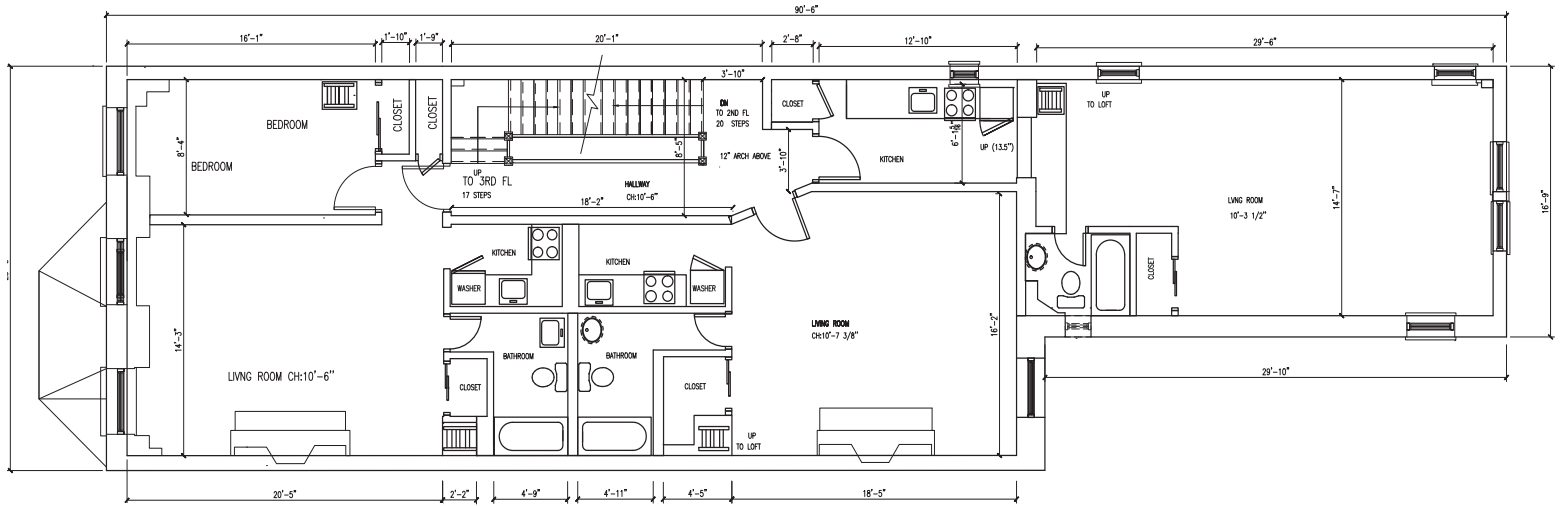
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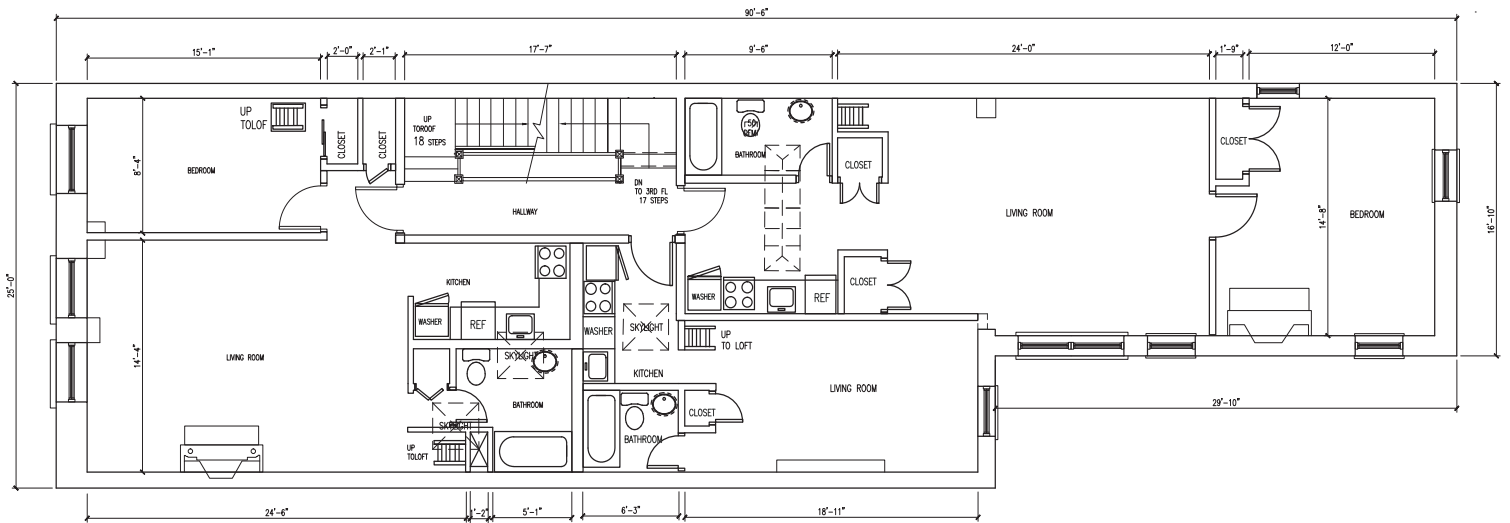
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Floor Plans - Third & Fourth Floors



Fourth Floor



Fifth Floor

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