

# 2350 Adam Clayton Powell Jr. Boulevard

Harlem Townhouse



## PROPERTY FEATURES

<b>LOCATION</b>	<b>West Side of ACP Blvd bet. W 137th Street and W 138th Street</b>
<b>BLOCK/LOT</b>	<b>2023/34</b>
<b>BUILT SIZE</b>	<b>20.17 ft x 56.67 ft</b>
<b>LOT SIZE</b>	<b>20.17 ft x 78.5 ft</b>
<b>LOT SF</b>	<b>1,583</b>
<b>GROSS SF</b>	<b>4,942 (Approx.)</b>
<b>STORIES</b>	<b>4</b>
<b>RESIDENTIAL UNITS</b>	<b>3</b>
<b>COMMERCIAL UNITS</b>	<b>1</b>
<b>ZONING</b>	<b>C1-4/R7-2</b>
<b>FAR</b>	<b>2.16</b>
<b>HISTORIC DISTRICT</b>	<b>Yes - St. Nicholas</b>
<b>TAXES</b>	<b>\$2,400 (Annual)</b>

## PROPERTY DESCRIPTION

Twenty foot wide townhouse of three residential and one retail unit along the Adam Clayton Powell corridor in the Strivers Row neighborhood. Fully renovated in 2013, each of the three residential apartments feature two bedrooms and two bathrooms complete with Pella windows, custom light fixtures, Brazilian Walnut wood floors, touch pad security and video intercom systems, along with Central A/C and heat (HVAC). The high ceilings and luxurious finishes throughout the kitchens and bathrooms will immediately have you feeling at home. Kitchens include European cabinetry with ample space and pull out pantries, granite countertops, and glass mosaic backsplash. The comfort and serenity of the Master Bedrooms include walk in closets and deep soaking tubs. The twenty foot width of the buildings allows for three windows on the North and South side of the apartments to maximize natural light throughout the day. Each residential apartment measures at least 1,000 square feet. The retail storefront unit measures 1,400 square feet with basement access for storage and/or preparation use. Ideal for investment or living with significant rental income. 2350 ACP Blvd has its' Final Certificate of Occupancy for four units (three residential and one commercial). Jet anywhere in the city on the 2/3 express or B/C trains, both stops just five minutes away from 2350 ACP Blvd. Take advantage of Harlem's finest establishments both new and old. Across the street you can grab a freshly baked treat from Make My Cake or dine at French-African cuisine at Ponty Bistro. You'll find the Fish Market at 140th Street and ACP where after you can head to Londel's Supper Club and catch a live jazz show.

## ASKING PRICE

**\$2,895,000**

West 138<sup>th</sup> Street



West 137<sup>th</sup> Street

**ASKELLIMAN.COM**

## FOR MORE INFORMATION, PLEASE CONTACT:

Todd Stevens  
Licensed Real Estate Broker  
212-350-8507  
tstevens@elliman.com

John Keenan  
Licenses Real Estate Salesperson  
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jkeenan@elliman.com

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### PROJECTED INCOME

UNIT	STATUS	TYPE	LEASE	SF (Approx.)	RENT	NOTES
#1	FM	Commercial	Vacant	1,400	\$3,800	Projected
#2 (Parlor)	FM	Two Bed	11/30/2015	900	\$3,085	Actual
#3	FM	Two Bed	7/31/2017	1,000	\$3,200	Actual
#4	FM	Two Bed	8/14/2016	1,000	\$3,250	Actual

GROSS MONTHLY REVENUE	\$13,335
GROSS ANNUAL REVENUE	\$160,020

ESTIMATED EXPENSES	
Real Estate taxes (2015)	\$2,400
Electric	\$1,080
Insurance	\$2,700
Water	\$1,440
Repairs and Maintenance (Approx.)	\$5,000
Total	\$12,620

GROSS ANNUAL REVENUE	\$160,020
EXPENSES	\$12,620
PROJECTED NOI	\$147,400

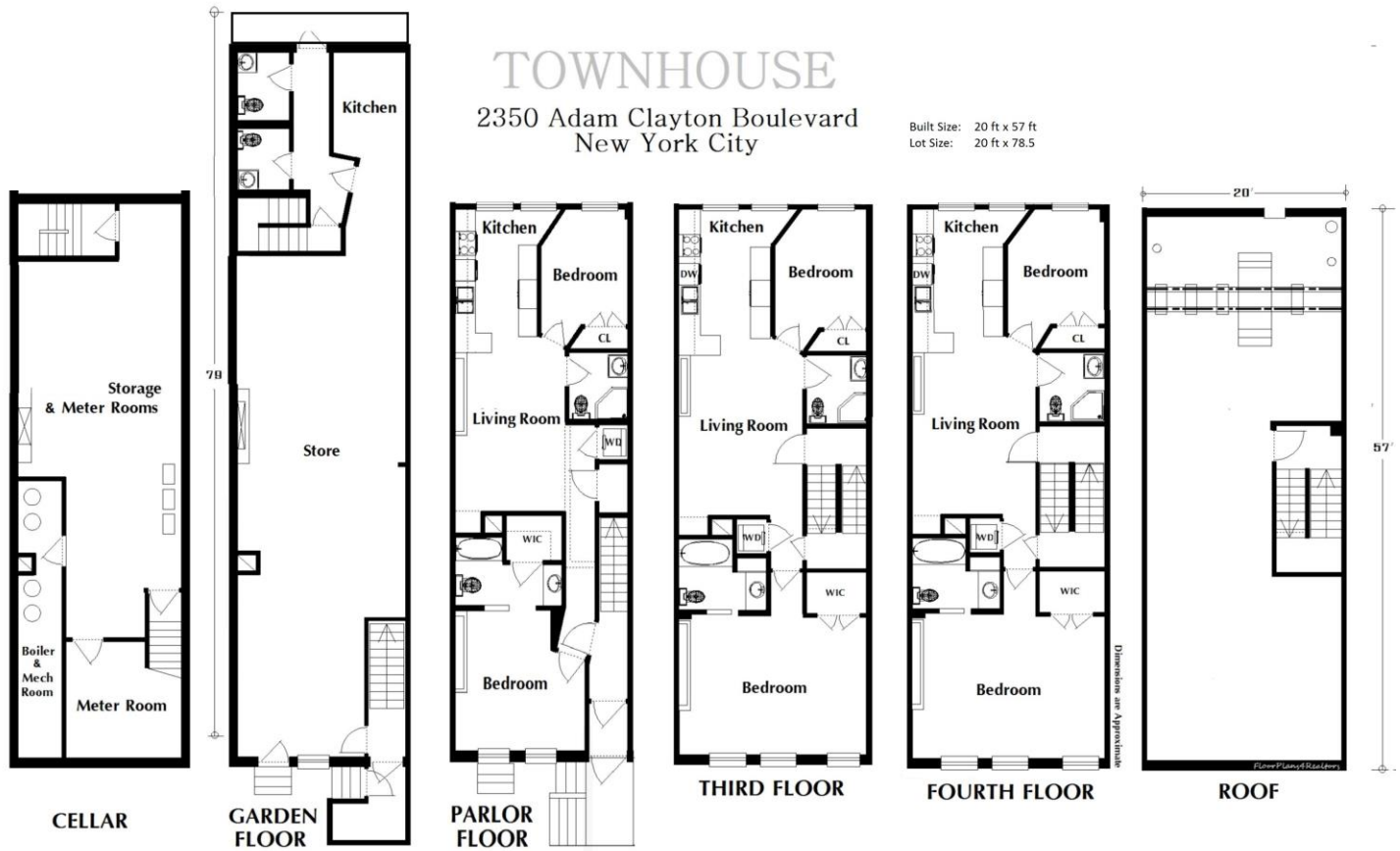
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