

165 AVE B

Multi-Family Townhouse · Block & Lot 393-4 · East Village



\$3,995,000 (Approx. \$701 /Sq.Ft.)

\$4,700 Annual RE Taxes

- 6 Units
- 5 Floors
- 20 Rooms
- 6 Baths

Lot Dimensions: 23'67 x 93
Building Dimensions: 23'67 x 43
Bldg Sq. Footage: 5,703
Zoning: R7-2, C1-1



Great live/work 'loft' building for sale on a prime block in the East Village; just steps from Tompkins Square Park. Approximately 5,700 square feet, this six unit apartment building has tremendous upside since the spaces can be used for residential, commercial and retail. Four of the units can be delivered vacant and the remaining two within one year. The building has a commercial overlay which allows the ground floor to be used as retail or commercial space. The five story building is 23'8" wide with two and three bedroom floor through apartments on the top four floors and two commercial units on the ground floor, one with a separate entrance. The lot is 93' deep with a large garden, there is a two story extension on the rear, the building's mechanicals were upgraded, and the facade, parapet and fire escape staircase were restored in 2011. 1,865 sq ft of air rights remain. Zoned R7-2 with a C1-5 overlay. A solid building and a great value!

GROUND FLOOR, unit F & G: Former store-front (studio) and rear one-bedroom, \$2290 per month (Front) and \$2850 (Ground). NSF 2,056.

SECOND FLOOR: Floor-through. Three-bedroom. \$3,450 per month. Lease expires 11/2012.

THIRD FLOOR: Floor-through. Two-bedroom, rented at \$2,900 per month. Lease expires 5/31/2013.

FOURTH FLOOR: Floor-through. Two-bedroom. Owner unit, est \$3,200 per month.

FIFTH FLOOR: Floor-through. Two-bedroom. Owner's unit. est \$3,200 per month.

FEATURES

- Garden
- Courtyard

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