

463 W 49th St

Multi-Family Townhouse : Block & Lot 1059-104 : Clinton



Theater district Legal Four unit building, 18ft wide townhouse features over 4,000 square feet. There are FOUR residential units. One on each floor. Each apartment has a washer and dryer, balcony, renovated kitchen and bath, high ceilings, beautiful hardwood floors, 4 non working fireplaces with original marble mantels and two separate entrances for each unit. Major upgrades including electric, plumbing, and more. The stunning townhouse features a decked outdoor garden, nice details, and a finished/renovated basement. Located on a lovely tree lined street, nearby transportation, great restaurants and the theater district. Best of all this is Delivered Vacant! Please note this is currently being used by one family and there is no rent roll at this time

FEATURES

- Decorative fireplace

\$3,300,000 (Approx. \$790 /Sq.Ft.)

\$18,444 Annual RE Taxes

- 4 Units
- 4 Floors
- 16 Rooms
- 5 Baths

Lot Dimensions: 18X80.33
Building Dimensions: 18X54
Bldg Sq. Footage: 4,176
Zoning: R8



FIRST FLOOR APARTMENT: FLOOR THRU APARTMENT WITH 972 SF, HIGH CEILINGS WITH WINDOWED KITCHEN, ONE BATH, WOOD FLOORS, WOOD BURNING FIREPLACE WITH MARBLE MANTELS-TWO ENTRANCES. FIREPLACE, WASHER/DRYER, BALCONY AND GARDEN-ORIGINAL BEAUTIFUL WOOD DETAILS

SECOND FLOOR APARTMENT: FLOOR THRU APARTMENT WITH 972 SF-HIGH CEILINGS WITH WINDOWED KITCHEN, ONE BATH, WOOD FLOORS, WOOD BURNING FIREPLACE WITH MARBLE MANTELS-TWO ENTRANCES PLUS A BALCONY-WASHER/DRYER-ORIGINAL BEAUTIFUL WOOD DETAILS

THIRD FLOOR APARTMENT: FLOOR THRU APARTMENT WITH 972 SF, HIGH CEILINGS, WINDOWED KITCHEN, ONE BATH, WASHER/DRYER, WOOD FLOORS, A BALCONY-A WOOD BURNING FIREPLACE WITH A MARBLE MANTLE-ORIGINAL BEAUTIFUL WOOD DETAILS.

FOURTH FLOOR: FLOOR THRU APARTMENT WITH 972 SF, HIGH CEILINGS, WINDOWED KITCHEN, BATH, WASHER /DRYER, WOOD FLOORS, A WOOD BURNING FIREPLACE WITH A MARBLE MANTLE, TWO ENTRANCES, ORIGINAL BEAUTIFUL WOOD DETAILS, AND A BALCONY.

BASEMENT: A SEMI FINISHED BASEMENT WITH 972 SF, HIGH CEILINGS, LOADS OF STORAGE, WASHER AND DRYER.

Marlene Steiner Senior Vice President Licensed Associate RE Broker
p. (212) 605-9260 Marlene.Steiner@corcoran.com

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified