

Unparalleled elegance

7 West 16 Street

*Single-family mansion conversion opportunity
in a historic, landmarked 33' wide townhouse,
at the nexus of the Village, Flatiron & Chelsea.*

*Asking price \$24,000,000, all offers considered.
corcoran.com web i.d. 3889619*



JUST OFF DOWNTOWN FIFTH AVENUE ON IT'S RENOWNED 'GOLD COAST', is this extraordinary 33 foot wide, mixed-use mansion conversion opportunity. This landmarked house, is perfectly located at the cross section of Chelsea, the Village, and Flatiron. It is offered complete with exquisite original details; an elegant central stair case, ornate mantles, plaster work, and a impressive double height entry gallery. The massive mansion measures approximately 9200 square feet (SF) with additional air-rights expandable up to 18,475 SF with NYC Landmark's Preservation Commission approval. Currently configured as an eight family dwelling. Bring your architect to see this unique conversion opportunity into a splendid single-family home, with old world sophistication, ornament, and pedigree. Exclusively ours, it is priced for it's rare and special characteristics, but *all reasonable offers will be considered.*

Specifications

Building size: 33' X 63'
Lot size: 33' X 92'
FAR: 6
Building class: C6-2M
As built: 9200 SF aprox.
Additional SF: 12,846
Maximum SF: 18,216
Landmark Status

Expenses

Fuel (gas): \$13,000 yearly
Electricity: \$2400
Insurance: \$4000
Water/Sewer: \$6500
Taxes: \$55,022
Super: \$4800

Rent roll

Apt. 1: \$7995 expiring April 2018
Apt.2 \$2700 rent stabilized
Apt.3: \$4000 expiring Feb 2018
Apt.4: \$1575 rent stabilized
Apt. 5: \$7500 expiring March 2018
Apt. 6: \$3600 rent stabilized
Apt. 7: \$3000 expiring may 2017
Apt. 8: \$2260 rent stabilized

Laurie Lewis

Licensed Associate RE Broker
(917) 887-0759
Llewis@corcoran.com

Peter Comitini

Licensed Associate RE Broker
(917) 439-3856
pcc@corcoran.com

corcoran
corcoran group real estate





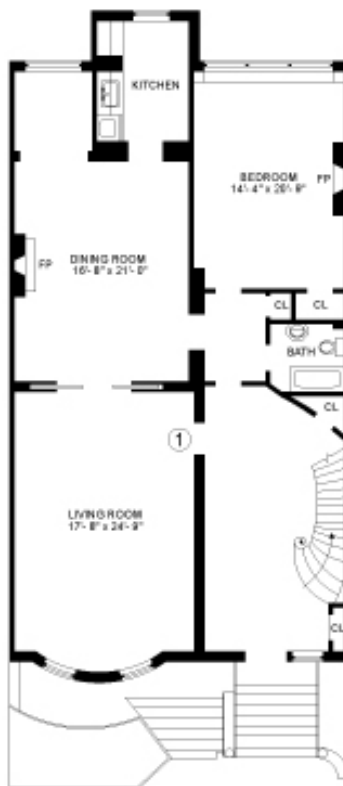
BASEMENT



THIRD FLOOR



FOURTH FLOOR



FIRST FLOOR



SECOND FLOOR

corcoran

corcoran group real estate

Equal Housing Opportunity: The Corcoran Group is a licensed real estate broker. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architect or engineer.

property from the market, without notice. All dimensions provided are up to
Corcoran Group, 636 Sixth Avenue, New York, NY 10011, 212.444.7800