

# 436 LENOX

Multi-Family Townhouse : Block & Lot 1729-0071 : Harlem



An excellent live / work opportunity awaits you in this well maintained four unit townhouse on one of Lenox Avenue's most picturesque, tree-lined blocks. The ground floor is zoned for a store and the upper three floors are currently configured as three floor-through apartments. The sun-flooded building boasts many original details such as carved marble fireplace mantles, plaster molding, a floor to ceiling mirror, and hardwood floors. Whether purchased strictly as an investment with a projected income of at least \$81,600, or your own use, this is one building you can't afford to miss. The possibilities are endless. SHOWN BY APPOINTMENT ONLY.

## FEATURES

- Decorative fireplace

**\$1,350,000**

\$6,414 Annual RE Taxes

- 4 Units
- 4 Floors
- 11 Rooms
- 4 Baths

Lot Dimensions: 17' X 85'  
Building Dimensions: 17' X 76'  
Zoning: C2-4/R7-2



**Basement:** Mechanicals.

**Ground floor:** Currently used as a funeral home. There are two private entrances for the business and a separate entrance that leads to the apartments upstairs. Current rent: \$2,500 month to month.

**Parlor Floor:** Currently used as the "showroom" for the business downstairs. Typically it is a one to two bedroom floor-thru apartment. The apartment offers a large living room with an orig. decorative marble fireplace, a bedroom with a marble decorative fireplace, a windowed kitchen, bath and a possible second bedroom in the rear of the extension. The ceilings on this floor are approximately 11' high. There is a beautiful floor to ceiling mirror and additional original details. Rented: \$1,200. Mos to mos.

**Third Floor:** One bedroom floor-through apartment. Offers a large living room with lovely views onto Lenox Avenue and a marble decorative fireplace, center kitchen, bath, and a large bedroom in the rear. Ceilings are 10'8" high. Vacant: Approx. rent: \$1,600.

**Fourth Floor:** Large one bedroom floor-through apartment. Offers a large bedroom facing Lenox Avenue, and living room and kitchen in the rear. Vacant: Approx. rent: \$1,500.

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