

## 2368 SEVENTH

Mixed Use Townhouse | Block & Lot 2024-31 | Harlem

Priced to Sell!!! Located in the Historic Distric of West Harlem just one block from Strivers' Row. Corner Mixed-Use Building with 2 commercial spaces and 6 residential units all fully occupied. Includes - 2 parking spaces along side of the building. New boiler just 2 years old. Great opportunity to own an investment property in Harlem.

**\$1,700,000** (Approx. \$315 /Sq.Ft.)

\$15,687 Annual RE Taxes

- 6 Units
- 4 Floors
- 99 Rooms
- 99 Baths

Lot Dimensions: 19.5x77.8  
Building Dimensions: 19x56  
Bldg Sq. Footage: 5,405  
Zoning: R7-2

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