

427 E 117th St

Multi-Family Townhouse · Block & Lot 1711-0112 · East Harlem

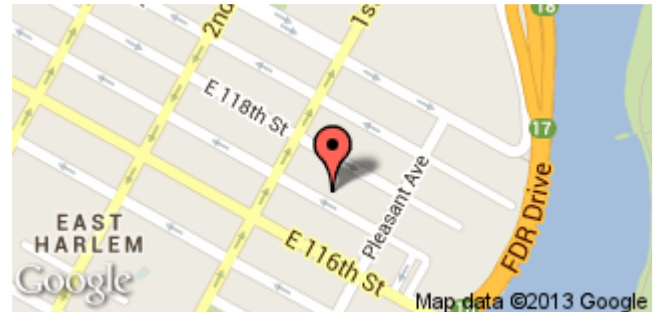


\$1,000,000 (Approx. \$286 /Sq.Ft.)

\$1,692 Annual RE Taxes

- 3 Units
- 3 Floors
- 16 Rooms
- 3 Baths

Lot Dimensions: 1,892
Bldg Sq. Footage: 3,500
Zoning: R7B



UNIQUE OPPORTUNITY to invest in a hot East Harlem block. One block from the East River Plaza shopping center and three blocks from Jefferson Park. Beautiful tree-lined street with pristine community gardens close by. Short walk to the Lexington Ave. subway line. M15 and M101 bus lines bring you to Midtown in three stops. South Ferry in only six stops. Many reasons why investors are building on this particular East Harlem block. Three story with basement multifamily currently configured as three family. No C of O on file. COMPLETE GUT RENOVATION REQUIRED. Located on East 117th Street between 1st Ave and Pleasant Ave. Large lot size appx. 19 x 100. Building square footage appx. 3,500. R7B zoning permits 3.0 FAR, total of 5,676 buildable square footage. Building delivered completely vacant. Low taxes at \$141/ month help make this a low cost project. For investors who want to capitalize on an evolving neighborhood with a solid anchor in place this is the perfect lot.

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