

308 W 78th St

Multi-Family Townhouse : Block & Lot 1186-36 : Upper West Side

This 20 townhouse sits on a gorgeous Riverside Park block. The brand-new, owners south garden triplex is an expansive space with sky-high ceilings and crisp, contemporary finishes. The entire unit was gut renovated in 2011, enlarging the square footage and reinforcing this historic home with steel beam studs designed to last another hundred years. Now this townhouse is a turn-key, live-with-income opportunity in a coveted Upper West Side location.

FEATURES

- Garden

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

\$7,650,000 (Approx. \$1,020 /Sq.Ft.)

\$55,079 Annual RE Taxes

- 7 Units
- 5 Floors
- 25 Rooms
- 13.5 Baths

Lot Dimensions: 20X102
Building Dimensions: 20X74
Bldg Sq. Footage: 7,500
Zoning: R8B



Garden Level: 2nd Level of Owner's triplex. In process of complete renovation. Steel beams have been installed with an open space in the middle to provide double height ceilings in the middle of the house.

Parlor Floor: 3rd Level of the Owner's triplex: Bow windows with wooden shutters at front living room lead to a balcony. Stunning fireplaces plus two sets of pocket doors have been preserved.

Third Floor: Rear: apartment Front: rent stabilized one bedroom apt.

Fourth Floor: Front: Delivered Vacant, Rear: R/S one bedroom (\$500/month)

Fifth Floor:: Front: Delivered Vacant. Rear East: SRO unit (\$280) Rear West: Vacant studio w/ terrace Rear East: Furnished room w/ bath (\$200/month)

Basement:: Lower level of owner's triplex This level has been excavated to create high ceilings for additional family rooms,etc. Steel beams have been installed.