

48 BEDFORD

Multi-Family Townhouse : Block & Lot 586-44 : Greenwich Village

We are pleased to offer the following opportunity located in one of Manhattan's most desirable neighborhoods, West Village. Located on the corner of Bedford Street and 7th Avenue South, 48 Bedford Street contains ten fully gut-renovated residential units. The building has a total approximate square footage of 6,705 square feet and is built 23 feet by 62 feet deep on an irregular lot of 23 feet by 75 feet deep (Block: 586 Lot: 44). The zoning is C2-6. 48 Bedford Street is a five story walkup building containing ten one-bedroom units. The building recently underwent a full gut-renovation to condo-like finishes and each unit features: new hard wood floors, stainless steel appliances, granite countertops, marble bathrooms with radiant heated floors, high end light fixtures, and washer/dryers. As a result, the rents generate excellent cash flow, allowing an investor to realize a going in cap rate of 4.7%, a rare level of return in today's market especially in the West Village.

\$10,250,000 (Approx. \$1,529 /Sq.Ft.)

\$36,429 Annual RE Taxes

- 10 Units
- 5 Floors
- 30 Rooms
- 10 Baths

Lot Dimensions: 15.67 x 75
Building Dimensions: 23 x 62
Bldg Sq. Footage: 6,705



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