

# 759 ST NICHOLAS

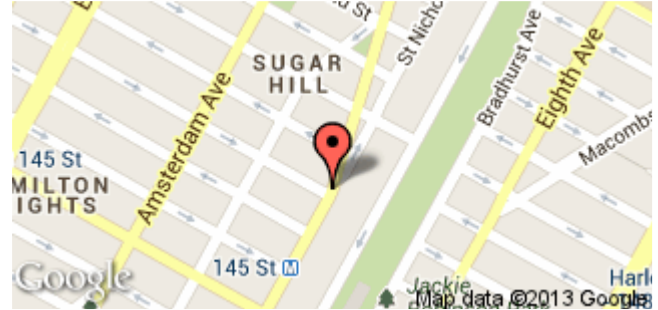
Townhouse :: Hamilton Heights

759 St. Nicholas Avenue is a 5-story walkup apartment building located on the west side of St. Nicholas Avenue between West 148th and West 149th Streets. The lobby of the building is newly renovated, as is unit 1B. Currently, the property consists of nine residential units, of which six are rent-stabilized, one is rent controlled and one is free market. The remaining unit is vacant and undergoing a gut renovation. Additionally, the boiler which was running on oil, has just been replaced with a new gas system with remote access controls, further lowering operating costs. The current owner has also secured a deal with a wireless communications company, providing additional income. The property also benefits from its proximity to the subways. 759 St. Nicholas Avenue is just one block from the A, B, C, and D trains. This opportunity represents an ideal investment for long term upside in the rent regulated units or for a live plus investment.

**\$18,250,000** (Approx. \$2,791 /Sq.Ft.)

- 9 Units
- 5 Floors
- 18 Rooms
- 9 Baths

Bldg Sq. Footage: 6,540



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