

324-326 W 108th St

Mixed Use Townhouse : Block & Lot 1892-60 : Upper West Side

324-326 West 108th Street represents a rare opportunity to acquire two extra-wide townhouses on a beautiful Upper West Side block. The houses are located steps from Riverside Park and are surrounded by some of the most architecturally distinct townhouses in the entire Upper West Side. The properties are serviced by an elevator located in 324 West 108th and have been interconnected for use by a non-profit tenant. The tenant is nearing the end of long term lease at which point the properties can be delivered vacant (lease expires 11/30/2013). Although currently interconnected, the buildings could easily be separated as they still maintain separate entrances and staircases (which align side by side in the center of the two buildings). The buildings feature tall ceilings on all floors reaching a high just over 12' on the parlor level. The houses receive great light due to a combination of their mid-block locale and their proximity to an abundance of low rise townhouses on all sides including 351 & 352 RSD. Buyers will be excited by the numerous possibilities to create spectacular outdoor spaces. Since the lots are currently combined there is a double wide garden measuring approximately 43.5' wide by 28' long. Additional outdoor spaces could also be created atop the large, sundrenched, 3 story rear extension and the roof features Hudson River views to the west.

\$13,500,000 (Approx. \$955 /Sq.Ft.)

\$44,123 Annual RE Taxes

• 5 Floors

Bldg Sq. Footage:
Zoning:

14,141
R8B



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