

491 MANHATTAN

Multi-Family Townhouse : Block & Lot 1947-17 : Harlem

Link NY Realty is proud to offer another newly listed, excellent investment opportunity. This fully occupied six family building offers four large studio apts. and two one bdrms. In addition to all of the wonderful amenities, the current rents for this building are below the market. Apartments are recently renovated and in a great condition. The building offers many opportunities to generate higher revenue, by adding additional facilities. The apartments have exposed brick walls, fireplaces, hardwood floors, high ceilings, large windows, etc. There is a nice backyard. Finished basement w/restroom. Located in one of the best locations in Harlem. Near parks, restaurants, public transportation, lounges, great schools, metro north, and a lot more. This newly listed property is a must see!

\$1,800,000 (Approx. \$500 /Sq.Ft.)

\$2,009 Annual RE Taxes

- 7 Units
- 4 Floors
- 20 Rooms
- 6 Baths

Lot Dimensions: 15' X 80'
Building Dimensions: 15' X 56'
Bldg Sq. Footage: 3,600
Zoning: R7B



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Garden Apartment: One bedroom floor thru with decked rear garden. CAN BE DELIVERED VACANT. current rent is \$ 1,658 per month

Parlor Front: Studio apartment. \$ 313.50 per month

Parlor Rear: Studio with sleeping loft. \$ 700.00 per month

2nd Floor Front: Studio \$ 890.00 per month

2nd Floor Rear: Studio \$ 940.00 per month

3rd Floor Front: Studio \$ 700.00 per month

3rd Floor Rear: Studio \$ 940.00 per month