

459 W 44th St

Single Family Townhouse Block & Lot 1054-104 Clinton

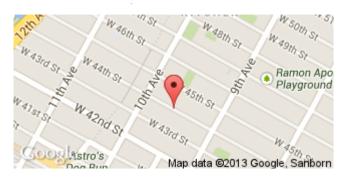


New construction, LEED certified Townhouse with 3 luxury units located in Clinton, formerly known as Hell?s Kitchen. Ideal for investment or live with income. Spacious and contemporary units are currently rented at market-rate. Residents enjoy luxurious apartments, constructed with energy-efficient design and sustainable technology. Each unit includes 3-4 bedrooms and 3 bathroomsFeatures:?Keyed elevator ?Video doorman?High ceilings ?Individual AC and heating?Abundant closet space?Walnut floors?Oversized windows?Pre-wired sound system? Washer/dryerBathrooms: ?Soaking tub ?Jetted tub ?Rain-shower? Double sinks?Duravit tankless toilets ?Custom cabinetryKitchens: ?Chef quality kitchen ?Top of the line stainless steel appliances?Caesarstone countertops ?Two sinks?Wine cooler?Dishwasher ?Trash compactor? Garbage disposalUnit A ?Triplex ?Approximately 2,400 square feet? Includes lower level recreation room with full bath?Large, private backyardUnit B ?Duplex?Approximately 1,800 square feetUnit C ?Duplex penthouse?Approximately 1,900 square feet?Gas fireplace?Rooftop deck?Abundant built-in storage, including murphy bedLocated a short distance from theater, dining and transportation. Charming block lined with townhouses and trees, featuring cultural icons, including the Actor?s Studio.co-exclusive with Brown Harris Stevens

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\$8,500,000 (Approx. \$2,310 /Sq.Ft.)

3 Units 6 Floors 99 Rooms 9 Baths	Lot Dimensions: Building Dimensions: Bldg Sq. Footage: Zoning:	20x75 20x46 3,680 R8
9 Baths	Zoning:	R8
9 Baths	Zoning:	R8



UNIT 1: 1st and 2nd Floors, plus half of the finished cellar, 3 Beds, 2 Full Baths, 2 Half Baths, Garden terrace - Rented at \$8,250/mo. Lease expires 6/30/16. Rent will increase to \$8,662/month for the period 7/1/14 - 6/30/15. Rent will increase to \$9,095/month for the period 7/1/15 - 6/30/16

UNIT 2: 3rd and 4th Floors, 3 Beds plus Study, 3 Full Baths - Rented at \$7,650/mo. Lease expires 5/31/15. Rent will increase to \$8,032/month for the period of 5/1/14 - 5/31/15.

UNIT 3: 5th and 6th Floors, plus rooftop Penthouse and terrace, 3 Beds plus Study, 3 Full Baths - Rented at \$8,755/mo. Lease expires 6/30/14. Option for tenant to renew through 6/30/15 at \$9,017/month