

213 W 85th St

Multi-Family Townhouse : Block & Lot 1233-23 : Upper West Side

Own a luxury, free-market apartment building in the heart of the Upper West Side. This five-story, seven-unit townhouse comprises four floor-through, three-bedroom apartments, plus one studio, a one-bedroom apartment, and a ground-floor office. A keyed elevator opens directly into every floor-through unit. Rare side-windows let light stream in. New hardwood floors, state-of-the-art appliances, exposed brick, and original details add value. A spacious roof deck offers outdoor space to tenants. At over 10,000 square feet, this townhouse is built extra-deep and spacious. This is a completely deregulated townhouse receiving high, market-rate rents. Central A/C, renovated kitchens and baths, a well-kept marble foyer and marble staircase, and quality mechanicals make this a solid investment. Profit immediately by purchasing this turn-key, beautifully-maintained income property near everything the Upper West Side has to offer.

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\$8,500,000 (Approx. \$809 /Sq.Ft.)

\$13,719 Annual RE Taxes

- 7 Units
- 5 Floors
- 34 Rooms
- 10 Baths

Lot Dimensions: 20X102'2
Building Dimensions: 20x86
Bldg Sq. Footage: 10,501
Zoning: R8-B



BASEMENT: B1-DRY CLEANERS-COMMERCIAL-VACANT. RENT \$1900/MO.

FIRST FLOOR: #1F-2BR-OPEN MARKET-PROJECTED-RENT \$2000/MO. #1R-1BR-RS-7/31/03-RENT \$527.34

SECOND FLOOR: #2-7RMS-RS-7/31/03-RENT \$1894/MO.

THIRD FLOOR: #3-7RMS-RS-7/31/04-RENT \$735.00/MO.

FOURTH FLOOR: #4-7RMS-OPEN MARKET-6/30/03-RENT \$2940/MO.

FIFTH FLOOR: #5-7RMS-OPEN MARKET-1/1/04 RENT \$2900/MO.