

## 785 ST NICHOLAS

Mixed Use Townhouse : Washington Heights

Description: Four Story 4 Unit Townhouse located in Hamilton Heights on St Nicholas Ave btw 149th and 150th St. This building consists of Four - 2 Bedroom 2 Baths and One Garden Commercial Unit. All units are Free market various lease expiration dates. The building has been completely renovated in 2005 including all internal structural elements and all building systems. This property features beautifully renovated "Condo Style" apartments. All units have granite kitchens, custom cabinets, hardwood flooring, wood burning fireplace, recessed lighting. This building must be sold in conjunction w/ 783 St Nicholas Ave as they share a common boiler . Please request RR and expenses.

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**\$1,100,000** (Approx. \$229 /Sq.Ft.)

- 4 Units
- 5 Floors

Lot Dimensions: 1660  
Bldg Sq. Footage: 4,800  
Zoning: R

