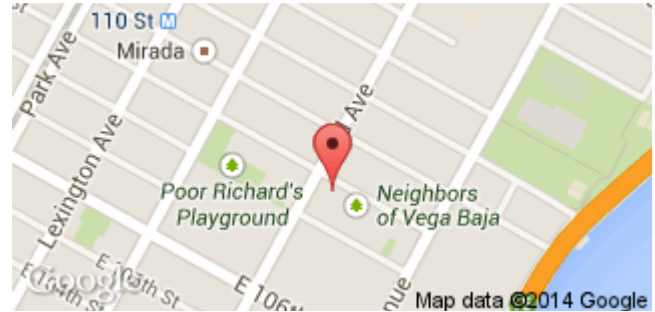


304-308 E 109th St

Townhouse :: East Harlem

\$15,500,000 (Approx. \$544 /Sq.Ft.)

Lot Dimensions: 4812
Bldg Sq. Footage: 28,500
Zoning: RC



Investment opportunity!! High quality 8-story condominium building under construction to be delivered completely built-out with 421A tax abatement in place for 15 year period. Twenty units comprised of: 12/one bedroom apartments, 2/two bedroom apartments, 6/three bedroom apartments; some with private terraces and most with balconies. Spacious loft-like layouts with open kitchens, custom cabinetry, Bosch appliances and oak flooring. Penthouse has floor-to-ceiling glass wall and 3-private terraces. Common areas include: roof deck, gym, private and common storage plus bike storage and central laundry room. All units have washer/dryer hook-ups. Two & three bedroom apartments come with a washer dryer. East Harlem is an emerging neighborhood undergoing profound changes with new developments scattered throughout the area to meet both residential and retail demands. Newcomers to the area include: East River Plaza at 116th Street (Costco, Best Buy, Marshalls) Hunter College School of Social Services on 118th and Third Avenue, expansion of La Marqueta - Park Avenue Retail marketplace at 115th Street, to name a few. And, the much anticipated 2nd phase of the Second Avenue subway is slated to begin construction in late 2016. Suggested unit pricing available upon request. Building will be completed by late May early June.

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