

1937 MADISON

Multi-Family Townhouse : Block & Lot 1749-23 : East Harlem

Renovated 4 story brownstone with completed conversion to 3 condo units. The building can be delivered vacant. Market rents are at an all time high and the building could be kept as a rental. Units can be sold individually at a later date as condo prices rise. Building dimensions: 22 x 52 feet with a 20 foot extension on the first two floors Developed sellable sq ft: 6,283 The apartments have hard wood floors, Italian kitchens, instant hot water and central heat/AC. Each unit is individually metered. Low taxes are also a big plus. Location: The building is located on the corner of Marcus Garvey Park and Madison Ave. The park has 2 playgrounds for children including those with disabilities. On summer days there is an outdoor pool for the community and an amphitheater for concerts. The property is located within 900 ft of the Harlem Renaissance High School. The building is two blocks from the 2 and 3 express trains on Lenox Avenue and two blocks away from the 6 local and 4 and 5 express trains on Lexington Avenue. The Metro North station is one block away on East 125th and Park Avenue. There is a \$1 billion in real estate being developed along 125th Street as an estimated 1 million square feet of space is being redeveloped from Morningside Heights to Park Avenue. Whole Foods, Red Lobster, a brewery, a hotel, and a new retail complex are planned.

\$3,599,000 (Approx. \$577 /Sq.Ft.)

\$2,475 Annual RE Taxes

- 4 Units
- 4 Floors
- 99 Rooms
- 9 Baths

Lot Dimensions: 20 x 89
Building Dimensions: 20 x 52
Bldg Sq. Footage: 6,238
Zoning: R



FEATURES

- Decorative fireplace

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