

547 W 159th St

Multi-Family Townhouse · Block & Lot 2118-58 · Washington Heights

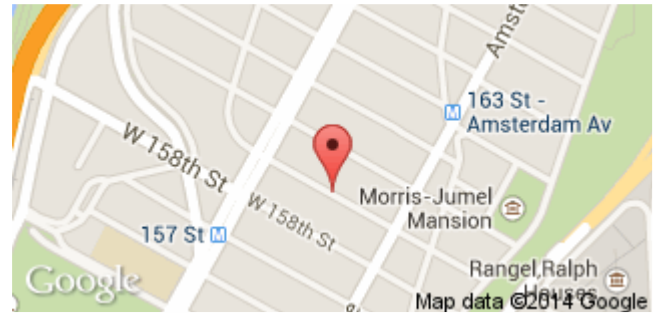


\$999,999 (Approx. \$307 /Sq.Ft.)

\$1,075 Annual RE Taxes

- 4 Units
- 4 Floors
- 99 Rooms
- 5 Baths

Lot Dimensions: 14X99
Building Dimensions: 14X52
Bldg Sq. Footage: 3,256
Zoning: R7-2



OFFER ACCEPTED! CONTRACTS OUT! Price reduced to \$999,999 Showing for backup. Vacant townhouse is ready to be renovated. this . As currently built, there is over 3000 sf of livable space, plus a large back yard. Approximately 2000 sf of additional FAR may be available. The property is an SRO; however, the owner has already acquired a Certificate of No Harassment. Current owner has architectural plans for a 5-family on file with DOB and expects to deliver the building with an open approved permit. A full analysis of rent rolls and operating expenses, included in our sell sheet, along with the existing plans on file with DOB can be found in the pdf marked "floorplan" above. This building is situated in Washington Heights just a few blocks away from the Sugar Hill Historic District, giving you a great location without the higher price tag. The new Harlem Public on 149th and Broadway is a short 10-block walk and the new Il Cafe Latte on 145th just east of Amsterdam is only 14 blocks away. You are also close to New York Presbyterian Children's Hospital and Columbia University Medical Center. The 1 train is around the corner and so is the C train giving you easy access to most of Manhattan. This is a beautiful area, situated between Two Riverside Drives Park and Highbridge Park. Bring your cash offers and/or 203K Loan Approvals as this property won't last. Click on PDF that reads Floor Plan above for a detailed rent roll, expense, and income analysis.~ circa 1905

Parlour Floor with garden: Will receive \$1,600 to \$1,800 in rents.

Floors 2 through 4: Will receive \$1,500 to \$1,800 per floor.

FEATURES

- Garden

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