

# 417 W 141st St

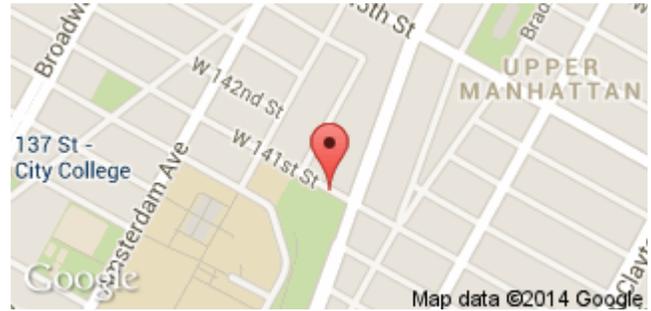
Multi-Family Townhouse | Block & Lot 2050-0188 | Hamilton Heights

**\$1,250,000** (Approx. \$383 /Sq.Ft.)

\$4,281 Annual RE Taxes



- 4 Units
  - 4 Floors
  - 13 Rooms
  - 4 Baths
- |                      |          |
|----------------------|----------|
| Lot Dimensions:      | 16.33x99 |
| Building Dimensions: | 3,264    |
| Bldg Sq. Footage:    | 3,264    |
| Zoning:              | R6A      |



Beautiful 19th Century Hamilton Heights townhouse currently configured as a 4 family. Situated on a gorgeous block directly across from St Nicholas Park and the historic Alexander Hamilton house. Views of the park and tree tops out the front windows. Bright southern exposure with no obstruction. Original details restored throughout. Close proximity to A, B, C, D trains at 145th Street. 16.33 x 50 building with large 50' backyard. Roughly 3,246 sq. ft as is, with nearly 4,900 sq. ft total buildable. Tremendous potential for upside. Owner occupies garden level. 2nd and 3rd floor tenants are month to month. 1st floor is rent stabilized. Close proximity to City College and Columbia expansion makes for a strong rental market. Very low taxes at about \$371/ month. Mechanics, electric, boiler, and roof all replaced in 2004 and in good condition. Excellent value on a beautiful block in an up and coming neighborhood. Please inquire for set up and any questions regarding the property.

**Garden Level:** Owner occupied. Large one bedroom.

**Parlor Level:** Large one bedroom with massive closet space. Rent stabilized tenant. Currently paying \$999/ month.

**Second Floor:** Currently configured as one bedroom. Possible to convert to two bedroom. Month to month tenant currently paying \$1500/ month.

**Third Floor:** Currently configured as two bedroom. Month to month tenant paying \$1650/ month.

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