

9 CHARLES

Multi-Family Townhouse : Block & Lot 612-68 : Greenwich Village



This five-story, multi-family townhouse is located in the heart of Greenwich Village on Charles Street between Waverly Place and Greenwich Avenue. The property benefits from high ceilings throughout, a rear garden on the ground level, a large walkout terrace on the first floor, and skylights on the top floor. The property is currently configured with a total of 9 units (5 rent stabilized, 4 free market). There are 3 owner occupied units, of which 1 is rent stabilized and 2 are free market. This is an opportunity for single family conversion in a fantastic location. This property is being offered at \$1,282 per square foot in a market where finished single townhomes sell for \$3,000 per square foot.

FEATURES

- Garden
- Roof deck

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\$7,900,000 (Approx. \$1,317 /Sq.Ft.)

\$36,192 Annual RE Taxes

- 9 Units
- 5 Floors
- 9 Rooms
- 5 Baths

Lot Dimensions: 22' X 95'
Building Dimensions: 22' X 53'
Bldg Sq. Footage: 6,000
Zoning: R-6



FIRST FLOOR: Garden apartment FM rent \$4,500 per month

SECOND FLOOR: Parlor Floor 1A Rent Stabilized \$585 Lease 10/31/13. 1B - Fair Market at \$3,500 lease expires 5/31/14 (Lovely 1 Bedroom with deck and sleeping loft)

THIRD FLOOR: 2A- Owners FM - Projected Rent \$3,000 2B- Rent Stabilized - \$720.22 - Lease Exp. 4/30/14

FOURTH FLOOR: 3A - \$3,000 FM Lease Expires 3/14/13 3B - \$1246.41 Rent Stabilized Lease 11/30/12

FIFTH FLOOR: 4A FM rent \$3,000 lease expires 7/30/12 (Studio apartment with double height living room with skylights). 4B - - \$805.73 Rent Stabilized lease 7/13/13 (Studio apartment with double height living room with skylights).