

## 2282 SEVENTH

Mixed Use Townhouse :: Harlem



**\$2,300,000** (Approx. \$374 /Sq.Ft.)

- 5 Units
- 3 Floors

Lot Dimensions: 35x65  
Bldg Sq. Footage: 6,150  
Zoning: RC



This building is Perfect for all developers/Investors. If your searching for a building with Width search no More. This property is 35 Feet WIDE!!! Currently the building is configured as Two 17.75 X 57 buildings. The first floor is open utilizing the entire floor while the second and third floors are identically divided. There are 2 entrances in the front for this building. With an allowable Square Footage of 7,940 this building is perfect for a 4 Story Condo building or a brand new rental building. Considering the building faces South East these apartments get great Sunlight. There is also a nicely sized outdoor space in the back yard. Harlem Keeps changing and the demand is in for large apartments, with this building being over 35 Feet wide you can build beautiful duplexes, or 2 large apartments on every floor with a large penthouse and a grand terrace. The Express 2 & 3 Train is located 2 Blocks away on West 135th and Lenox Ave. The Local B & C Train is located 4 Blocks away on West 135th and Saint Nicholas Ave. The express A & D Train (1 Stop to 59th ST, 2 Stops to 42nd ST) as well as the Local B & C Train are located on West 127th and Saint Nicholas Ave

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