

49 W 16th St

Multi-Family Townhouse | Block & Lot 818-9 | Flatiron District

\$10,250,000

\$44,660 Annual RE Taxes

- 4 Units
- 5 Floors
- 20 Rooms
- 9.5 Baths

Lot Dimensions: 20'x92'
Building Dimensions: 20'x63'



TOWNHOUSE LIVING AT ITS FINEST! Incredible User and/or Investor Townhouse Opportunity!

Maximize profit and minimize risk with this tremendously proportioned, well-appointed home. Rarely is there an offering like 49 West 16th Street with over 6,500 sqft + a full basement + over 4,000 sqft of additional FAR.

Gutted to the studs and lovingly renovated this home offers the chance to live and collect tremendous income or rent out fully. There are 4 units with smart layouts and condo quality appliances by Viking, Sub-Zero and Wolf. Spa-like baths offer Carrera marble, steam showers and Jacuzzis. Charm abounds in classic exposed brick, decorative fireplaces, solid wood floors, central heat and AC, large washer-dryers, wine refrigerators and a video intercom system.

There are three floor thru 2 bed/2 bath residences and a duplex owner's unit with 4 beds, office, 3.5 baths, garden and separate 1 bed/1 bath suite. Other features include a private entrance, gas fireplace, and complete home automation system that can be operated from anywhere in the world.

Property is located near every subway and close to the Highline, Union Square and Chelsea Market. This is the chance to enter the NYC multifamily real estate market and not lift a finger for construction while collecting an exceptional rent roll. The façade, ironwork and sidewalk are new along with all of the systems in the house including the plumbing and electrical. A full set-up is available upon request.

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