

# 128 W 95th St

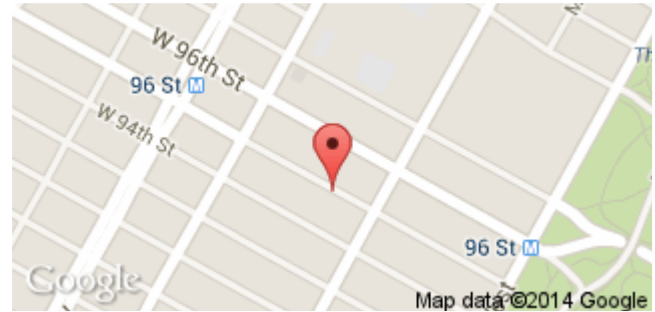
Multi-Family Townhouse : Block & Lot 1225-45 : Upper West Side



**\$5,850,000** (Approx. \$1,036 /Sq.Ft.)

- 3 Units
- 5 Floors
- 12 Rooms
- 4.5 Baths

Lot Dimensions: 20X49  
Building Dimensions: 17' X 50'  
Bldg Sq. Footage: 5,645



A beautifully renovated 17' wide, 2-Family home that is currently owned and occupied by the Mandell School. The house has been extensively renovated throughout the last decade to serve multiple uses; the top 4 floors are finished as a luxurious 4 bedroom 3.5 bathroom private residence, the parlor floor formerly housed the Mandell School's administrative offices and has been gutted in advance of returning it to residential use, and the basement was finished as classroom space which is currently leased to the Manhattan's Children Center (lease expires July of 2015). Buyers can immediately recapture the parlor floor to create a large 5 story home, finish it as a guest flat, or renovate it as separate apartment to create additional cash flow. At the expiration of MCC's lease, the basement space can also be reclaimed to complete a single family or kept as a rental to continue providing investment income. 128 West 95th Street is an excellent opportunity that offers buyers the flexibility of purchasing a renovated home with room to expand or multiple streams of income. Tours are available upon request

## 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