

# 124 W 80th St

Multi-Family Townhouse : Block & Lot 1210-145 : Upper West Side



**\$6,495,000** (Approx. \$1,006 /Sq.Ft.)

\$66,429 Annual RE Taxes

- 7 Units
- 5 Floors
- 24 Rooms
- 10 Baths

Lot Dimensions: 20'x102.17  
Building Dimensions: 20x73  
Bldg Sq. Footage: 6,456  
Zoning: R8B



Beautiful brownstone (circa 1910) with grand front stoop is situated a tree lined street close to Central Park and steps to the museum. Currently configured as a multi-resident building with free-market (deregulated) leases terminating mid-2015. This 20' wide townhouse is a perfect single family residence or suitable for an investor. With 5 stories (plus rooftop studio), 7 units and 6,465 sq/ft this building has endless possibilities. Lot size - 20x102.17. Building size - 20x73. Zoned R8B / Class C5 Ground floor and below duplex- 2 bedroom (1br +home office)/1.5 bathroom with its own private entrance has 15' ceilings and a wood burning fireplace. Unit 2- Parlor floor- studio apartment with prewar details. 12' ceilings and a wood burning fire place. Unit 3- Full floor 1500 sq/ft duplex with private south facing garden. 2 bedrooms/1.5 bathroom with original details. 13' beamed ceilings and oak wood floors. Unit 4- Floor-thru 1 bedroom/1 bath apartment with south facing terrace and 2 fireplaces. Original prewar details. Unit 5- Full floor apartment with private terrace. 1200 sq/ft 2 bedroom/1 bathroom home. Unit 6- 2 bedroom/2 bathroom duplex apartment with private outdoor deck. 15' ceilings. Unit 7- 2 bedroom/2 bathroom duplex with outdoor deck. 15' ceilings.

**Ground Fl / #1:** 2 bedroom (1br +home office)/1 bathroom with its own private entrance has 8'2" ceilings. (lease ends 4/30/15, current rental income \$1,900/mo)

**2nd Fl / #2:** Parlor floor- studio apartment with prewar details. 12'3" ceilings and a wood burning fire place. Sleeping loft with 4'5" clearance(lease ends 8/30/15, current rental income \$1,850/mo)

**2nd Fl / #3:** 1500 sq/ft duplex with private south facing garden. 2 bedrooms/1.5 bathroom with original details. 12'3" beamed ceilings and oak wood floors. (lease ends 2/28/15, current rental incom \$4,700/mo)

**3rd Fl / #4:** Floor-thru 1 bedroom/1 bath apartment with south facing balcony and 2 fireplaces. Original prewar details. (vacant)

**4th Fl / #5:** Full floor with private terrace. 1200 sq/ft 2 bedroom/1 bathroom home with 10'2" celings. (lease ends 6/30/15, current rental income \$3,500).

**5th Fl / #6:** 1 bedroom/2 bathroom duplex apartment with private outdoor deck. (lease ends 6/30/15, current rental income \$3,900/mo)

**5th Fl / #7:** Jr 1 bedroom/1 bathroom south facing 10'2"ceilings, skylight, windowed kitchen. (lease ends 2/28/15, current rental income \$1,600/mo)

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