

475 W 146th St

Multi-Family Townhouse : Hamilton Heights

\$2,500,000

\$4,174 Annual RE Taxes

- 10 Rooms
- 7 Baths



Three completely new buildings from their foundations to the roof. Just finishing construction; 471,473 and 475 West 146th Street are each 5000 square foot buildings with 2 units per building. Each building sold separately or together as an impressive investment option in the burgeoning 145th St corridor of southern Sugar Hill, each 4 story building includes a finished basement, roof deck and private back yard. The three addresses share virtually the same floor plan which includes a ground floor "owners" triplex with three bedrooms, four bathrooms, kitchen and living area. This unit boasts the finished cellar which includes full ceiling height, washer/dryers, a full bathroom and street access. Ample and graciously planned closet space also complement the triplex with no less than three walk-in closets, two of which are connected to the three bedroom-bathroom suites. The top floor duplex is an impressive 2000+ square foot home itself. Including three bedrooms, three full bathrooms, a 15 by 22 foot living room and separate laundry room, this unit has access to the roof deck through a dedicated staircase. All three buildings include central air conditioning and gas heat metered separately for each unit. Oversized windows allow plenty of light and some slide to open for gentle weather. The 17 by 30 foot back yards are accessed from the downstairs apartment. Please note that posted taxes are current through 6/30/14.

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