

## 204 W 123rd St

Multi-Family Townhouse · Block & Lot 1928-137 · Harlem



**\$2,850,000** (Approx. \$825 /Sq.Ft.)

- 4 Units
- 4 Floors
- 12 Rooms
- 5.5 Baths

Lot Dimensions: 16'X100'11"  
Building Dimensions: 16'X54'  
Bldg Sq. Footage: 3,456  
Zoning: R7A



You can almost hear the smooth sounds of the Duke wafting by as you stand outside of this gorgeous turn of the century classic Harlem brownstone. With original details throughout including two fireplaces, hardwood floors, built in wooden shutters, original moldings, high ceilings and more. The owner's triplex comprises the parlor, garden and beautifully finished basement along with the lush and meticulously maintained garden. Updated with modern mechanical systems and appliances including washer/dryer and dishwasher you can rest easy while making it your own. The top two floors contain a large and separate owner's office and two lovely rental apartments, each garnering excellent rental income. Use this versatile building as is, or create an incredible single family with little work. There is also the possibility of further expansion. Located on west 123rd Street between 7th and 8th Avenues (Adam Clayton Powell and Frederick Douglas), a quiet tree-lined block in south Harlem. Three blocks to A,B,C,D,2,3 trains, near many bus routes and express stops. Just off of FDB Harlem's Restaurant Row, 125th St. shopping including the Whole Foods currently being built, Columbia University, Morningside Park, Marcus Garvey Park and Central Park. Please call or email for your private showing.

**Behzad Amiri** Licensed RE Salesperson

p. (718) 832-4186 [Behzad.Amiri@Corcoran.com](mailto:Behzad.Amiri@Corcoran.com)

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