

# 2350 SEVENTH

Mixed Use Townhouse : Harlem



**\$2,999,000** (Approx. \$682 /Sq.Ft.)

\$2,455 Annual RE Taxes

- 16 Rooms
- 7 Baths

Bldg Sq. Footage:

4,400



INCREDIBLE MINT 20" WIDE LANDMARK TOWNHOUSE :Mixed-Use Townhouse (3 floor thru residential 2BR/2Bath apartments + 1 commercial space).It is close to everything you can think of: the subway, shopping, park, hospital, schools, post office, restaurants, cafes. The apartments have master bedrooms that are spacious with huge walk-in closets, custom light fixtures and beautiful Pella windows that light up the entire area. The master bathrooms are sleek with imported tile, luxury soak tubs and high-end vanities/fixtures. The large second bedroom is also spacious and next to a full bathroom with custom tile and high-end fixtures/vanities. The living rooms and kitchens have open layouts. The kitchens have gray custom-designed European kitchens, stainless steel appliances, granite countertops, ample kitchen cabinets with pull-out pantries, glass mosaic back splashes and high-end fixtures. There is an LG Washer and Dryer in each apartment, a state of the art central HVAC system in each apartment, Brazilian Walnut wood floors throughout each apartment, Pella windows in each apartment, touch pad security systems in each apartment, video intercom systems in each apartment, high ceilings in each apartment and high speed internet ,cable ready .The three residential apartments are already rented out at market rate. Each apartment and commercial space is separately metered for electric and gas. This building is by far the best one of its kind!

**ground floor:** commercial space 1400 SF currently being offered at \$3,800.00 per month for rent.

**1st floor:** 1000 SF floor thru 2 bed 2 bath Mint \$2195 until 11/30/14 and then rent will be \$3085 until 11/30/2015

**2nd floor :** 1000 SF floor thru 2 bed 2 bath rent is \$3100 until 08/31/2014 then \$3200 until 08/31/2015

**3rd floor :** 1000 SF floor thru 2/2 rent is \$3,200.00 per month. Rent will stay \$3,200.00. The lease end date is 07/31/2015

## FEATURES

- Garden

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