

432 Hudson

Mixed Use Townhouse : Block & Lot 583-0007 : West Village



HAPPINESS ON HUDSON is a 4-story townhouse which will be delivered vacant that offers the new owner myriad possibilities for living, income and/or a combination of both. Located in a prime Greenwich Village neighborhood, the building presently is set up as 3 residential floor-thru units and a commercial space, which can be a store or office. When deciding upon your own perfect residential/commercial combination, you and your architect will have some unused F.A.R. to expand as part of the purchase equation, as well as a basement and sub-basement for your usage. One thing already is certain about this building: the present owner happily has held this property for over 3 decades, a strong indication of its great karma!

\$6,950,000

\$52,363 Annual RE Taxes

- 4 Units
- 4 Floors
- 9 Rooms
- 4 Baths

Lot Dimensions: 22 X 80
Building Dimensions: 22 X 40



4th Floor: Charming floor-through apartment with wood burning fireplace, skylights and an open plan.

3rd Floor: Floor-through apartment with wood burning fireplace. The living space faces Hudson; sleeping is in the back of the building in this interesting architectural plan.

2 Floor: Floor through apartment with 4 rooms, original details, 2 small bedrooms, a big eat-in kitchen. and a large terrace over the building's extension.

Ground Floor: Zoned for either a store and/or an office, the space is currently being used for storage.

Basement: Built full with a toilet and basin.

Sub-Basement: Additional storage area.

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