

Welcome to Possibilities...

FOR SALE:

8 & 9 Chittenden  
Avenue

Hudson Heights

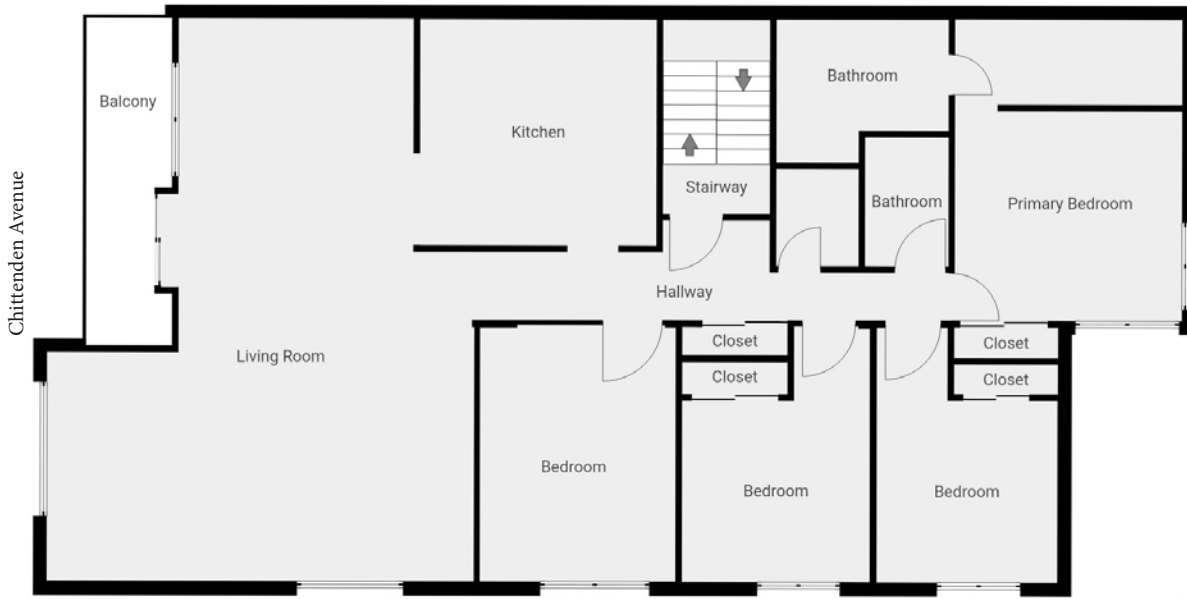


8 Chittenden Avenue

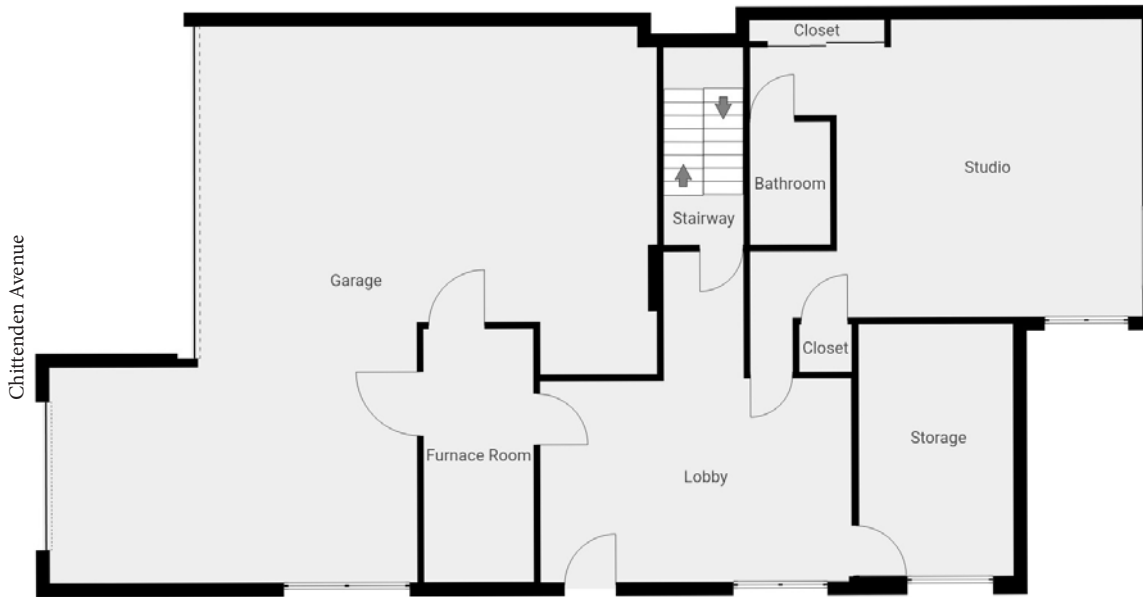


9 Chittenden Avenue





2nd and/or 3rd Floor



Ground Floor

# 9 Chittenden Avenue Now...

A legal two-family with an accessory unit and 3 indoor parking spaces

Ground Floor: 3 indoor parking spaces, private garden and accessory studio.

Second & Third Floors: Expansive river views from the terrace, living room, dining area, and adjacent huge kitchen, 4 bedrooms, 2 bathrooms, and in-unit laundry

HVAC installed throughout, a vacuum system, and individual water heaters.

Borough: Manhattan

Block: 2179

Lot: 257

ZIP: 10033

Lot Area: 3,188 sf

Lot Dimensions: 37.50' x 85.00'

Gross Floor Area: 6,696 sf (estimated)

Residential Units: 2

Total Units: 3

Land Use: Multi-Family Walk-Up

Zoning: R7-2

Commercial Overlay: None

Zoning Map#: 3a

Construction Year: 1971

Roof Height: 29.47' now

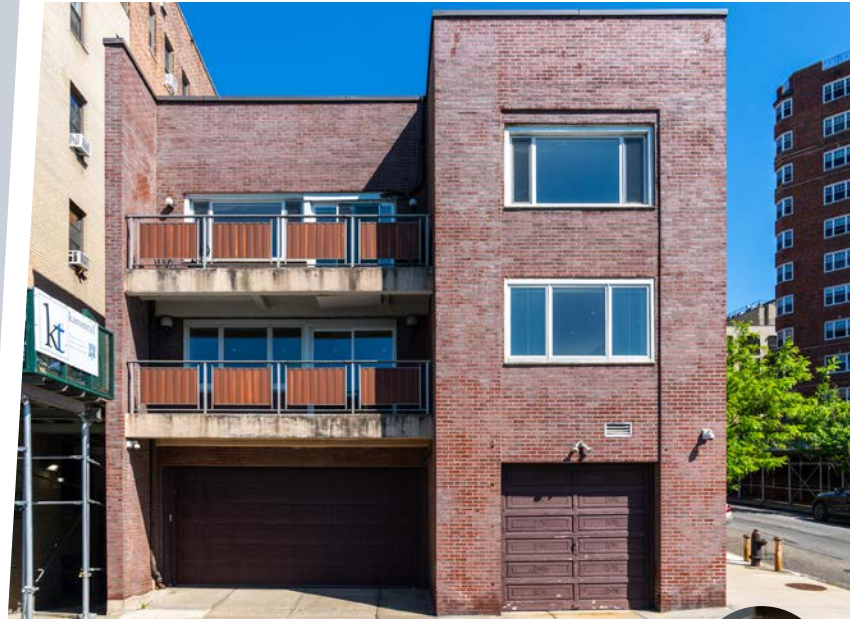
Max Allowed Roof Height: 44'





Top Left: View from 3rd floor balcony

Bottom Left: View from third floor bedroom window







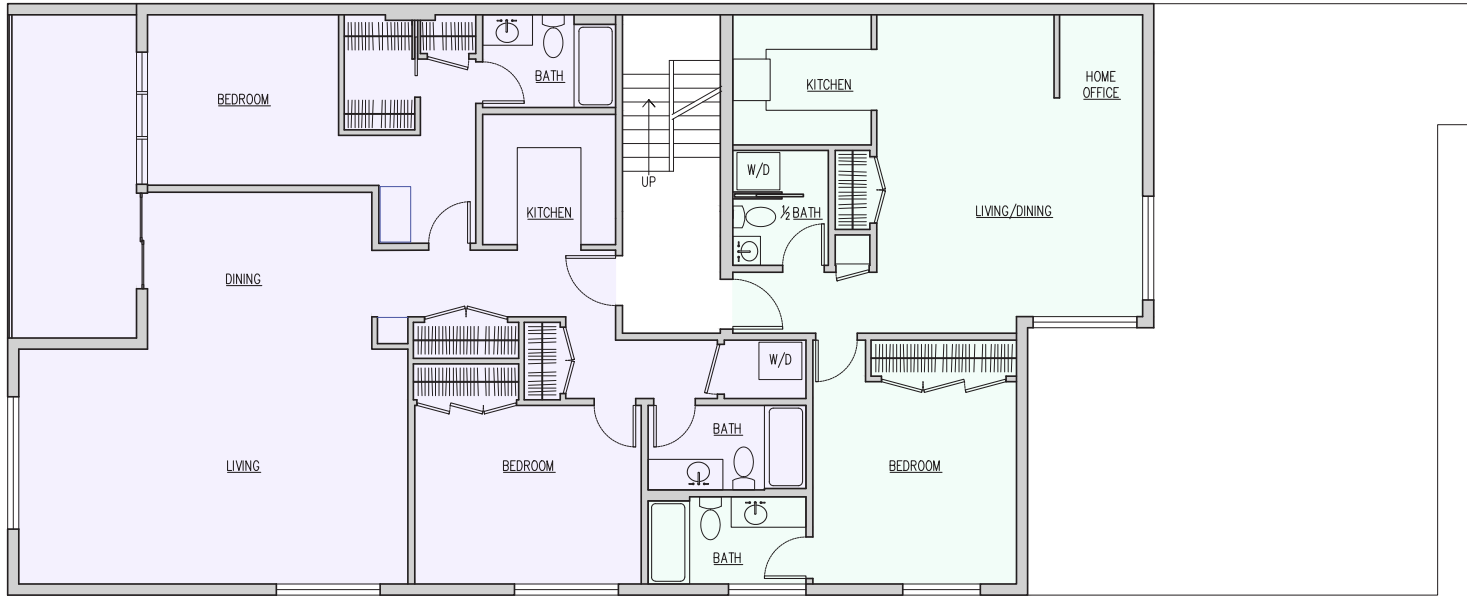
View from West 186th Street of garden fence.



Private backyard.



Chittenden Avenue

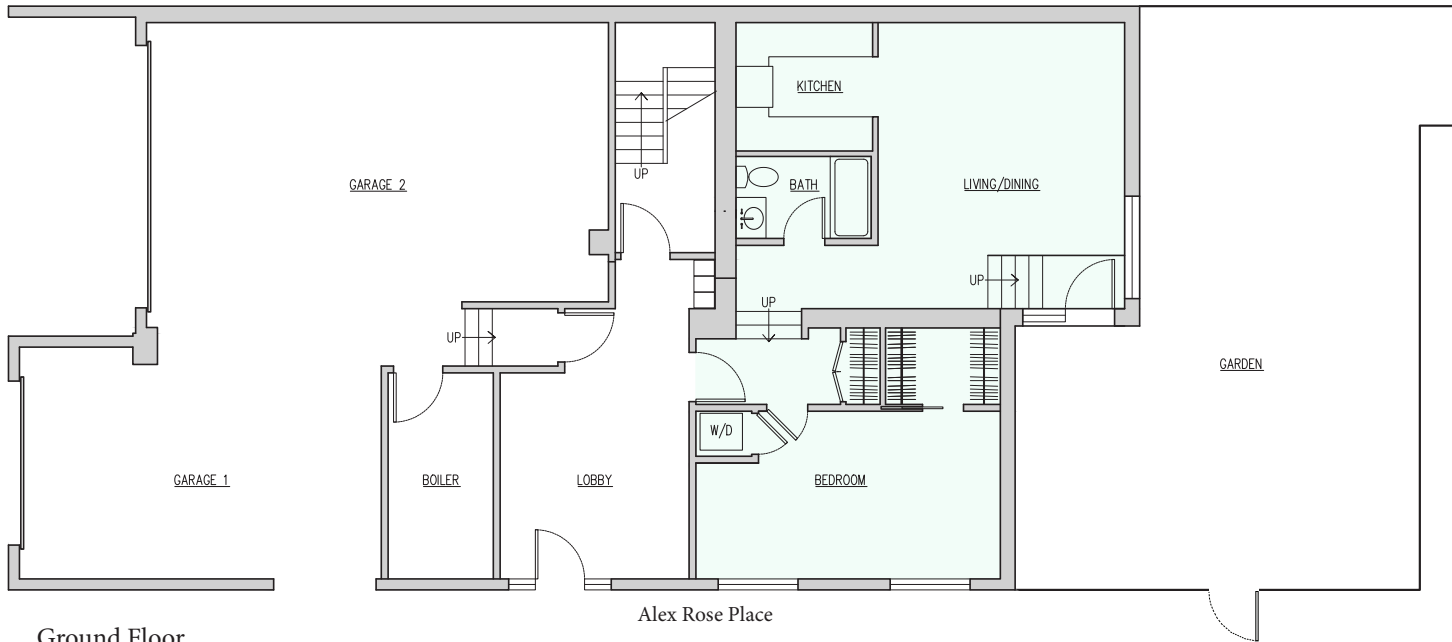


2nd and/or 3rd Floor

Alex Rose Place



Chittenden Avenue



Ground Floor

Alex Rose Place

# One Possibility...

The building can be reconfigured to add three units, bringing the building to five income-producing units. Additionally, a floor can be added to maximize the legally available FAR.

**First Floor:** Expand the studio to a one-bedroom with 1-1/2 bath, laundry in the unit, and private garden access.

**Second & Third Floors:** Split the floor to create a front-facing two-bedroom and two-bathroom apartment with a private terrace and river views, as well as a down-river-facing one bedroom, each with laundry in the unit.

**Third Floor:** Same as the second, or expand upwards, to create larger units front and back.

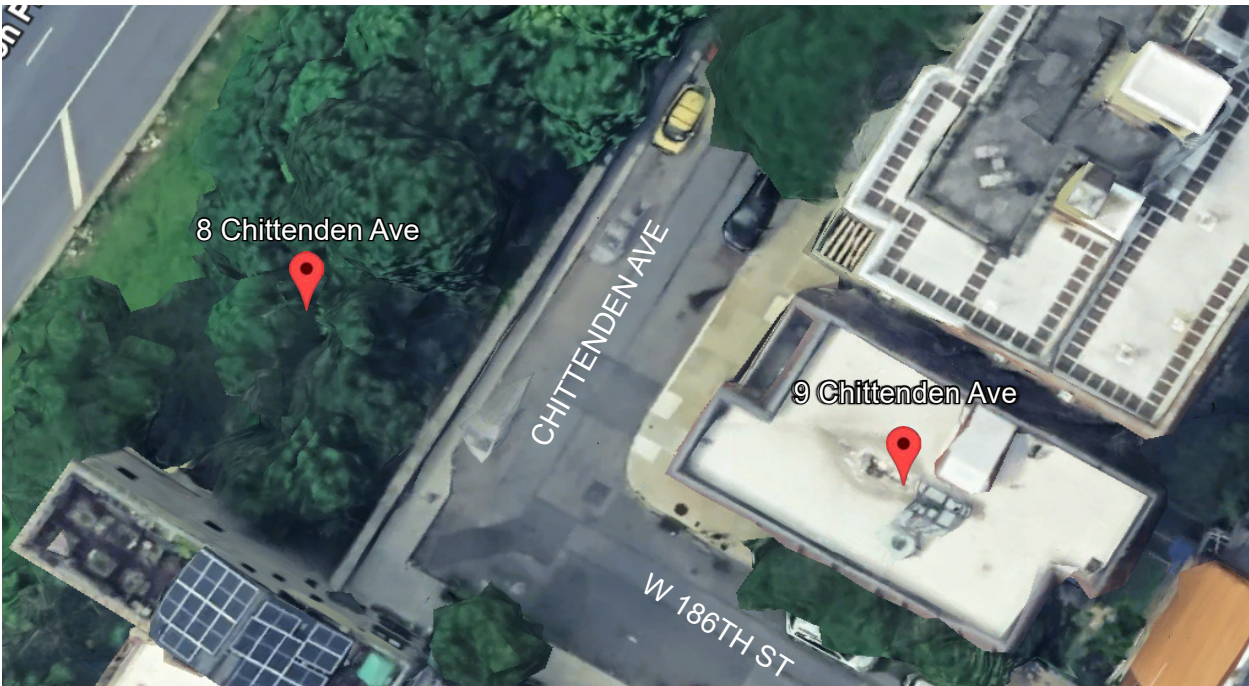
The proforma rent roll is in excess of \$240,000 per year.





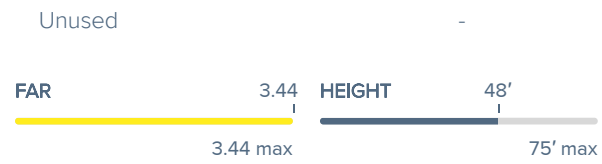
# 8 Chittenden Avenue

And then there is the 8 Chittenden Avenue lot across the street. Leave it as is to keep 9 Chittenden Avenue with maximum views or explore how the “City of Yes” can be applied, with over 13,000 square feet of development possible.



# 8 Chittenden Zoning

SCENARIO SUMMARY	ZFA	FAR
Residential	10,612	2.64
Ground Floor (Residential)	3,216	0.80
<b>TOTAL</b>	<b>13,828</b>	<b>3.44</b>



POTENTIAL RIGHTS	POTENTIAL ZFA	POTENTIAL FAR
Residential	13,828	3.44
<b>MAX ALLOWED</b>	<b>13,828</b>	<b>3.44</b>

