

NestSeekers  
INTERNATIONAL

# 135 WEST 136<sup>TH</sup> STREET

MANHATTAN, NEW YORK

Monday  
Thursday  
11:30am - 1pm



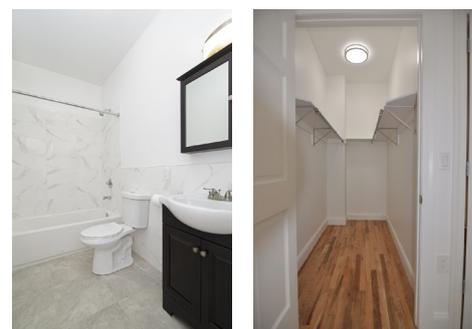
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# THREE - FAMILY TOWNHOUSE IN CENTRAL HARLEM, MANHATTAN

This three-family townhouse in Central Harlem offers an excellent investment opportunity or the potential for conversion into a single-family home. Currently fully leased and 100% free-market.

It features 3,552 sq. ft. of interior space, including a finished 888 sq. ft. basement with a bathroom. The triplex includes three bedrooms, two bathrooms, and an open kitchen, with high ceilings and central AC in each unit. The basement can serve as an art studio, office, or recreation room.

Located on a beautiful tree-lined street, the property is near the 2/3, A/B/C trains, and several bus routes, providing easy access to Midtown. Positioned in a rapidly appreciating market, it offers great future value potential.



Rent Roll	Status	Beds	Baths	Monthly	Annual
Duplex	FM	3	2	4,500	54,000
Triplex	FM	3	1	6,000	72,000
3F	FM	1	1	2,500	30,000
4F	FM	1	1	2,400	28,800
<b>Total</b>		<b>5</b>	<b>5</b>	<b>15,400</b>	<b>112,800</b>
<b>Total with Triplex</b>					<b>130,800</b>

Expenses		Annual
Real Estate Taxes	Actual	5,941
Insurance	Actual	5,157
Gas	Tenants pay	
Water & Sewer		2,500
Common Electric	Actual	35
Super	Actual	300
<b>Total</b>		<b>17,618</b>

## Financial Summary

Net Operating Income	95,182
Projected Net Operating Income	113,182

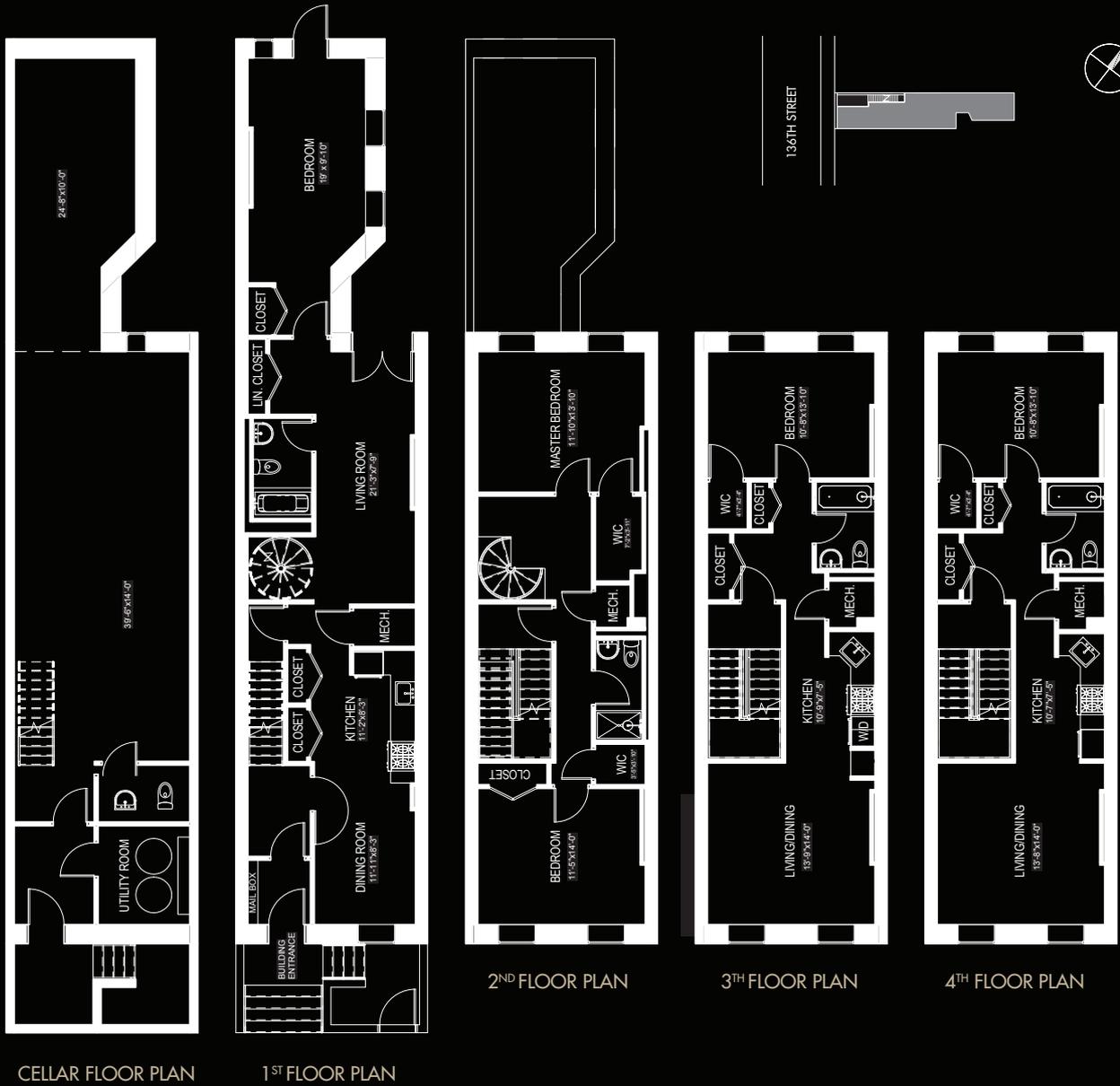
Asking Price: \$2,600,000

# BUILDING INFORMATION

Legal 3 Family Townhouse

135 WEST 136TH STREET NY

**Address:** 135 West 136th Street  
**Location:** West 136th St. Between Adamclayton Powell JR. Boulevard  
**Block / Lot:** 1921 / 117  
**Lot Dimensions:** 15.6' X 99.11'  
**Lot Area:** 1,546 SF  
**Building Dimension:** 15.6' X 53'  
**Residential Units:** 3 units  
**Zoning:** R7-2



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. International currency conversions where shown are estimates based on recent exchange rates and are not official asking prices. All dimensions are approximate. For exact dimensions, you must hire your own architect or engineer.



THE  
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