

FOR SALE

248 West 12th Street



**BERKSHIRE
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COMMERCIAL DIVISION

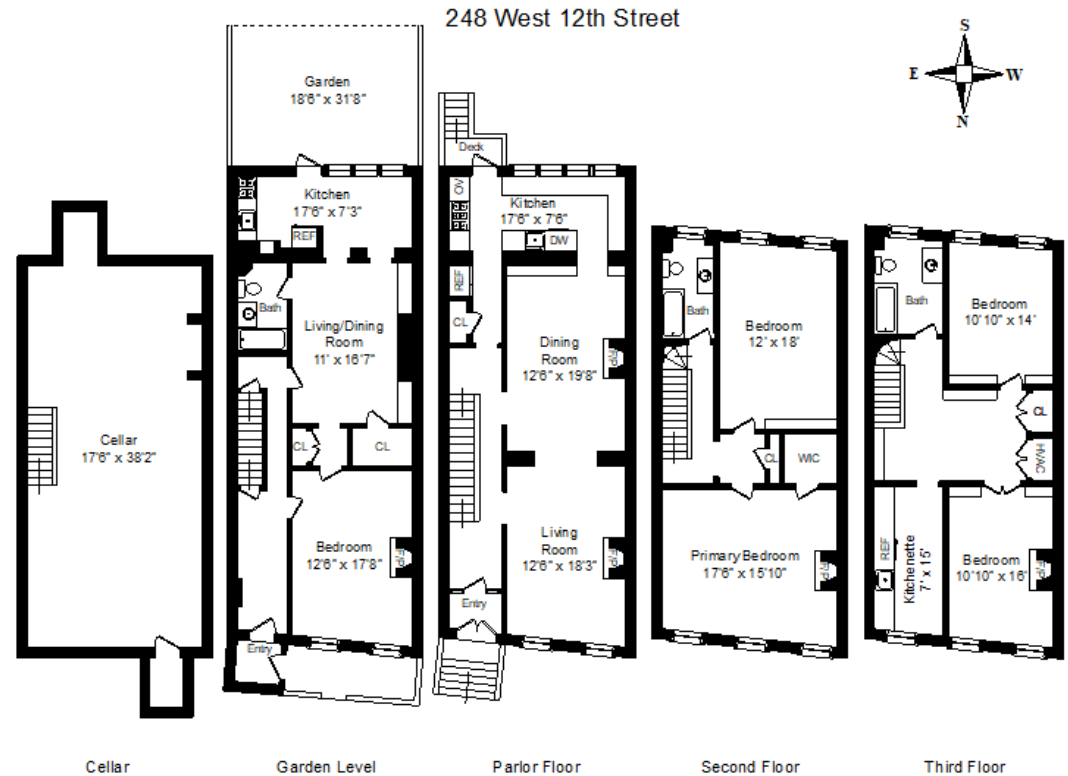
248 WEST 12TH ST, NYC

Historic Multi-Family West Village Townhouse

Positioned on an iconic cobblestone block in the heart of the West Village, 248 West 12th Street presents a rare and lucrative opportunity for investors and developers. This four-story, two-family townhouse is the most competitively priced asset of its size in one of Manhattan's most sought-after neighbourhoods. It offers unmatched upside potential in an elite residential market.

Currently configured as a spacious four-bedroom triplex with original period details, plus a separate one-bedroom garden apartment with private entry, the property provides immediate rental income alongside long-term value creation. Zoned R6 with unused FAR, it offers significant redevelopment options: expand, reconfigure, or convert into a luxurious single-family residence tailored to the high-end buyer.

Asking \$8.65 Million
5 Bedrooms/3 Bathrooms
Monthly Taxes: \$3,135



JEFF BERMAN

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