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BUILDING INFORMATION



ADDRESS	484 Amsterdam Avenue
LOCATION	The property is located on the West side of the Avenue between 83 rd and 84 th Streets.
BLOCK / LOT	1231/31
LOT DIMENSIONS	26' x 100
LOT SQUARE FOOTAGE	2,550
BUILDING DIMENSIONS	26 X 89'
STORIES	5 Plus Duplex Penthouse & Cellar (6 Floors)
GROSS SF	10,850
ZONING/FAR	R7.52/4.25
TOTAL BUILDABLE SF	19,176 (Per Property Shark)
UNUSED AIR RIGHTS	8.338 (Per Property Shark)
HISTORIC DISTRICT	Upper West Side
BUILDING CLASS	C7
FULL TAXES (22/23)	\$218,247

ASKING PRICE: \$8,900,000

Note: all square foot measurements are approximate

PROPERTY DESCRIPTION

This Five Story Walk-up residential building consists of 12 residential apartments and 1 commercial space. The building is located between 83rd and 84th Street on the West side of Amsterdam Avenue. The building is 2 blocks from Central Park and 4 blocks from the 79th Street subway lines and 2 blocks from the 81 and Central Park subway line.

The property consists of four (4) one bedroom one bath units, seven (7) two bedroom one bath units and one (1) two bedroom two bath penthouse with a roof terrace. The property is very well maintained and 9 of the units have been gut renovated over the last few years. Featuring high ceilings, designer kitchens, stainless steel appliances and wood flooring. The apartments are made up of seven (7) free market, four (4) rent stabilized, two (2) of which are at market rents and one (1) rent controlled unit. There is a laundry room located in the basement for the tenant's convenience. The heating system is operated by a gas boiler and all units have separate meters for electricity.

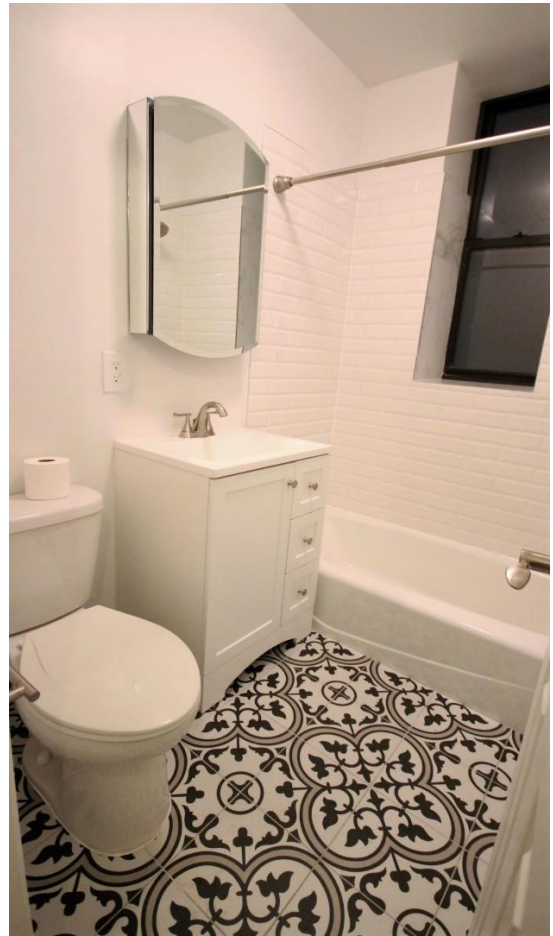
The commercial unit is occupied by a restaurateur and is separately metered for electric and cooking gas. The tenant reimburses the landlord for his water and sewer consumption. This tenant has been at this location for 23 years and has a lease through 01/31/2029 with an option to renew.

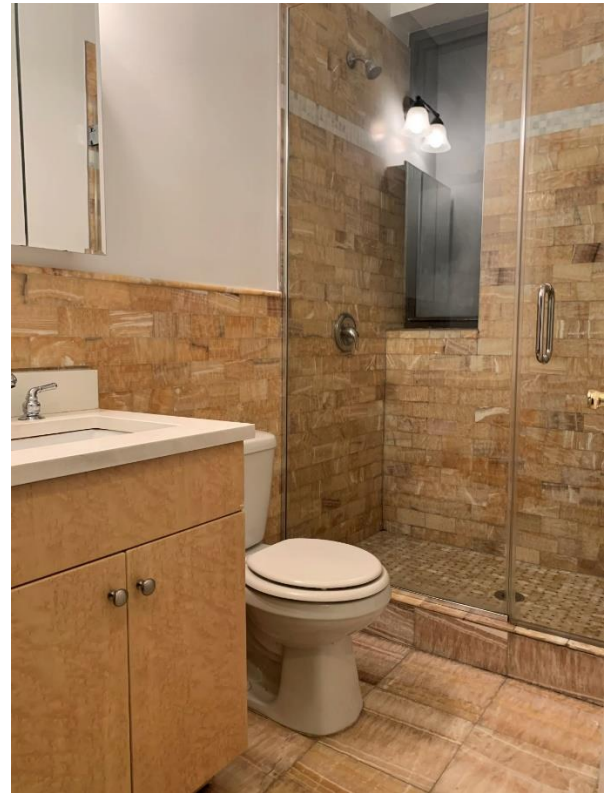


PHOTOS

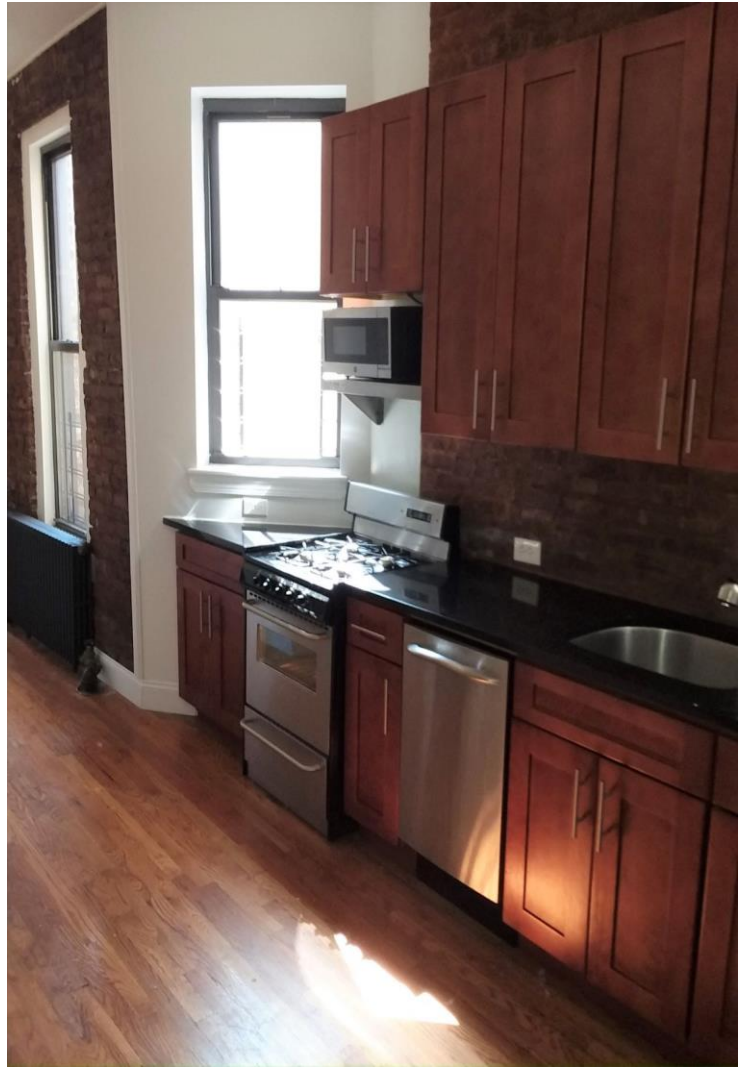














FOR MORE INFORMATION,
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