



## Fabulous 20-Footer with Steady Rent-Roll Near Columbia University, All Free-Market

527 West 113<sup>th</sup> Street

Between Broadway and Amsterdam Avenue

20' x 101', Built 70' Deep





## Fabulous 20-Footer with Steady Rent-Roll Near Columbia University, All Free-Market

527 West 113<sup>th</sup> Street

Between Broadway and Amsterdam Avenue

20' x 101', Built 70' Deep





## Fabulous 20-Footer with Steady Rent-Roll Near Columbia University, All Free-Market

527 West 113<sup>th</sup> Street

Between Broadway and Amsterdam Avenue

20' x 101', Built 70' Deep

### DESCRIPTION

This five-story, multi-family townhouse is ideal for investors. Impeccably maintained and perfectly located within one block of Columbia University, the eight spacious apartments are guaranteed to be occupied with top-notch tenants year-round, with substantial rental income.

Featuring charming details such as wainscoting, decorative wall molding, parquet floors, and original fireplace mantle pieces, it is an example of classic townhouse living. It's also easy to recreate an owner's garden duplex, plus attached substantial cellar space, as was once in place. Additionally, all the apartments make great use of each unique space, are equipped with modern appliances, and have large windows that allow in tons of natural light. At the rear of the home there is a quiet, private garden with mature trees and a small patio.

### LAYOUT

#### Garden Level:

Take a few steps up the modest front stoop and gain access to the lovely townhouse foyer and common stairwell complete with original banister and wooden inset mirror. The rear garden unit has an incredibly spacious living room with a fireplace, decorative moldings, and a glass door that opens to the garden. Pass through the living room towards a rear extension to find a long and large kitchen with copious counter-space and cabinets. The kitchen also has multiple windows and a door that accesses the private garden. The bedroom and bathroom for the apartment are located opposite the garden side of the living room. The cellar is accessible from this unit.

#### Second Floor:

The second floor contains two apartments. The front unit is a two-bedroom constructed to take advantage of the glorious bay window. Upon entering the unit, there is a shared combination living and kitchen area as well as access to the bathroom.



## Fabulous 20-Footer with Steady Rent-Roll Near Columbia University, All Free-Market

527 West 113<sup>th</sup> Street

Between Broadway and Amsterdam Avenue

20' x 101', Built 70' Deep

The second floor rear is a large one-bedroom apartment. Highlights include solid wood wainscoting, a fireplace, and multiple large windows in the bedroom and living room that overlook the garden.

### **Third Floor:**

Similar to the floor below, the third floor has two apartments. The front unit has large windows in each of the two bedrooms. One bedroom boasts a wonderful fireplace, while the other has an enviable large closet. The rear unit is configured in the same manner as the one-bedroom below, but also features a loft area above the kitchen for bonus storage.

### **Fourth Floor:**

The fourth floor front contains a two-bedroom apartment just as the floor below, including large windows and a separate living/kitchen area. The rear apartment is a studio with two generous closets, a large bathroom, and potential access to a small roof deck over the rear extension.

### **Fifth Floor:**

Currently configured as a two-bedroom, this top floor penthouse-style apartment benefits from high ceilings and ample sunlight. It could easily be transformed into a generous one-bedroom unit. The central kitchen area boasts a skylight and there is also a large closet for storage.

### **Roof:**

The roof is conveniently accessed by a regular staircase located next to the penthouse. Enjoy open views from this serene rooftop.

### **Cellar:**

The townhouse cellar is tidy and houses all the mechanicals.



Fabulous 20-Footer with Steady Rent-Roll  
Near Columbia University, All Free-Market

527 West 113<sup>th</sup> Street

Between Broadway and Amsterdam Avenue

20' x 101', Built 70' Deep

**RENT ROLL**

Apartment Number	Legal / Actual Rent	Lease Expiration
1R	\$2,550.00	8/30/18
2F	\$2,750.00	8/21/18
2R	\$2,200.00	8/31/18
3F	\$2,500.00	8/21/18
3R	\$2,100.00	8/21/18
4F	\$2,700.00	8/21/18
4R	\$1,750.00	8/30/18
PH	\$2,350.00	8/21/18
	<b>\$18,900.00</b>	<b>Total Rent</b>
	<b>\$226,800.00</b>	<b>Annual Estimated Income</b>

**ESTIMATED EXPENSES**

Real Estate Taxes (2017-18)	\$29,569
Insurance	\$4,077
Cooking Gas and Electric	\$7,352
Water and Sewer	\$2,585
Heat	\$10,388
Total	\$53,971



## Fabulous 20-Footer with Steady Rent-Roll Near Columbia University, All Free-Market

527 West 113<sup>th</sup> Street

Between Broadway and Amsterdam Avenue

20' x 101', Built 70' Deep

### ADDITIONAL INFORMATION

Year Built	1900 (est)
Historic District	No
Zoning	R8
FAR	3.26
Maximum Allowable FAR	6.02
Tax Class	2B
Approximate Square Footage (including cellar level)	6,400

**Price:** \$5,600,000

*Buyers Call:* Cathy Connolly, *Lead Buyer Specialist* – (212) 769-2900, ext. 219

Lauren Cotten, *Buyer Specialist* – (212) 769-2900, ext. 214

*Brokers Call:* Our Sales Team – (212) – 769-2900

Dexter Guerrieri, *President* – (212) 769-2900, ext. 211