

448 West 37th Street, 8A



- Status: CLOSED
- Price: \$1,260,000
- Bedrooms: 2
- Maint: 817.00
- Bathrooms: 1
- \*ApproxSqFt: 1840
- Neighborhood: Middle West Side
- Ownership Type: CONDO
- Real Estate Tax: 1080.00
- Doorman: Yes
- Prewar: Yes
- Elevator: Yes
- Garage: Yes
- Loft: Yes

**DESCRIPTION**

Square foot is gross from the offering plan. Most recent sale - single exposure loft in need of TLC - 697 per SF. Currently loft is asking 703 per SF and has double exposure. Simple conversion to 1 bedroom + home office. 2nd Bathroom and Washer/Dryer can be added to unit. A large, open Artists Loft in need of some TLC housed in the mixed use building, The Glass Farmhouse. Live / Work is permitted. (zoning: residential and light professional)The Loft features double exposure to the West (partial river view) and the North (city view), 12 ceilings, nice light throughout the day from 5 over-sized window banks, flexible layout opportunities and a great classic loft feel. Basic pullman kitchen and bathroom.The Glass Farmhouse is a condo with 5 floor of commercial at base (entrance is at 438 West 37th) and 6th floor Penthouse as residential or light professional (entrance at 448 West 37th). Renovations, subletting, pets all permitted. Building offers roof deck, laundry room and Part Time doorman.Zoning changes provide an uptick in the neighborhood with more residential buildings and services establishing residency in the area. Extension of 7 train and hudson yards are two projects that will add value to the area in the future.

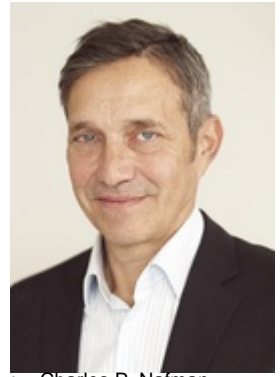
**Contact Broker**

- TC Demsker
- [office@demskerrealty.com](mailto:office@demskerrealty.com)
- none:

- Chris T. LaSala, AIA
- [clasala@demskerrealty.com](mailto:clasala@demskerrealty.com)
- none:



- Annie Marks
- [amarks@demskerrealty.com](mailto:amarks@demskerrealty.com)
- none:



- Charles P. Nafman
- [cnafman@demskerrealty.com](mailto:cnafman@demskerrealty.com)
- none:

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Demsker : 304 Park Avenue South., 11th Flr, NYC 10010 , (ph/fx) 800.385.8498 for lofts and apartments for sale.

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