

**309 West 97th Street, House**



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- Status: CLOSED
  - Price: \$2,500,000
  - \*ApproxSqFt: 8470
  - Neighborhood: Upper West Side
  - Ownership Type: TOWNHOUSE

**DESCRIPTION**

A five-story, 25&rsquo; wide walkup apartment building with 11 units of which 9 of them are rent stabilized and 2 are rent controlled. The layouts consist of 1 studio in the basement, 2 one-bedroom on the 1st floor, 4 two-bedroom apartments on the south side and 4 one-bedroom apartments on the north side from 2nd thru 5th floor. Currently 6 of the rent stabilized units and 1 of the rent controlled units are vacant. The remaining rent controlled tenant is located on the north side of the 2nd floor and the rent stabilized tenants are located on the south side of the 2nd floor, the south and north side of the 5th floor. The building is heated by #2 oil. All the units are individually metered for electric. There is one gas meter for the entire building which is supplied and paid by the owner. There are approximately 1,600 Sq. Ft. of air-rights which could be utilized to add another story to the building. Building is being sold as is, where is. All zoning, buildable square footages and uses must be independently verified.

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**Contact Broker**



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