

Vacant Building With Approved Plans Complete as Planned or Build to Suit

163 West 80th Street
Manhattan, New York

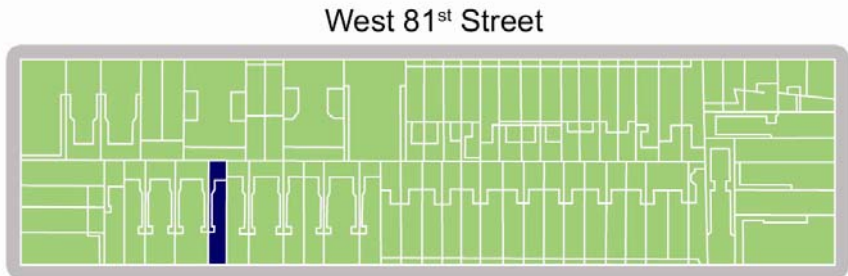
**MASSEY
KNAKAL**
Realty Services



Block / Lot: 1211 / 8
Location: North Side of West 80th Street between Columbus & Amsterdam Avenue.
Stories: 5
Lot Dimensions: 19' x 102.17'
Building Dimensions: 19' x 89' irr.
Gross Sq. Ft.: 8,940 (Per AG Filing Inc. Bsmt)
Sellable Sq. Ft.: 7,783 (Per AG Filing Inc. Duplex SF)
Zoning: R8B
Assessment (09/10): \$356,422
R.E. Taxes (09/10): \$47,194
Landmark Status: Yes (UWS – CPW)

ASKING PRICE:
\$5,750,000

Amsterdam Avenue



Columbus Avenue

West 81st Street

West 80th Street

Property Description

A 19' wide five (5) story, plus basement, walkup building which is currently vacant and midway through conversion to a condominium. Plans call for the construction of up to 10 condominium apartments comprised of a studio, 3 one-bedrooms, 4 two-bedrooms, a one-bedroom duplex and a two-bedroom duplex. The building has been fully gutted and 2 apartments have been completed (units 3 & 4). The plumbing, gas, and electric risers have been replaced and the ground floor and basement have been re-enforced in order to create the duplexes. There is a small concrete terrace accessible via the basement and plans to create 3 roof gardens. **The property will be delivered vacant making it ideal for an investor, developer, or institutional user.**



For further information, please contact Exclusive Agents:

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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THE BRONX BROOKLYN MANHATTAN NASSAU NEW JERSEY QUEENS STATEN ISLAND WESTCHESTER

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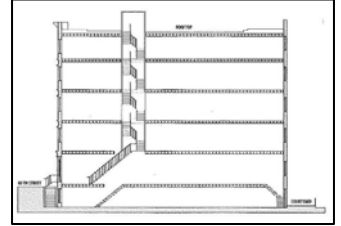
Unit 4 - Kitchen



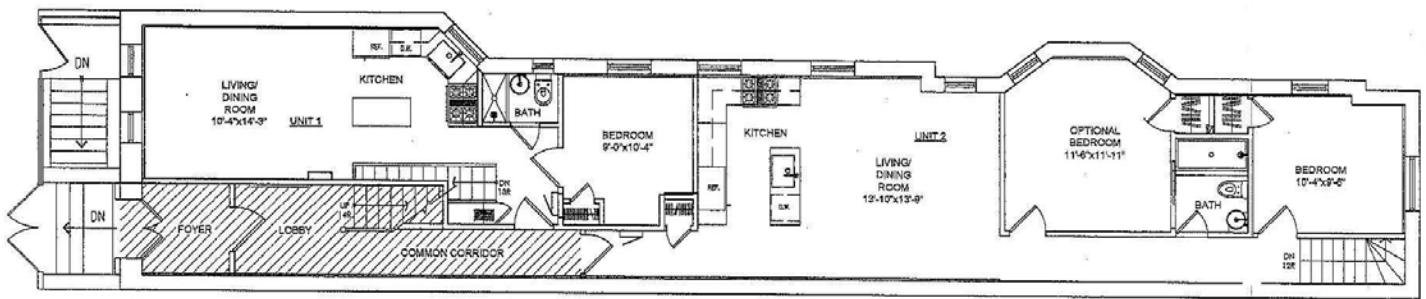
Unit 4 – Dining Room



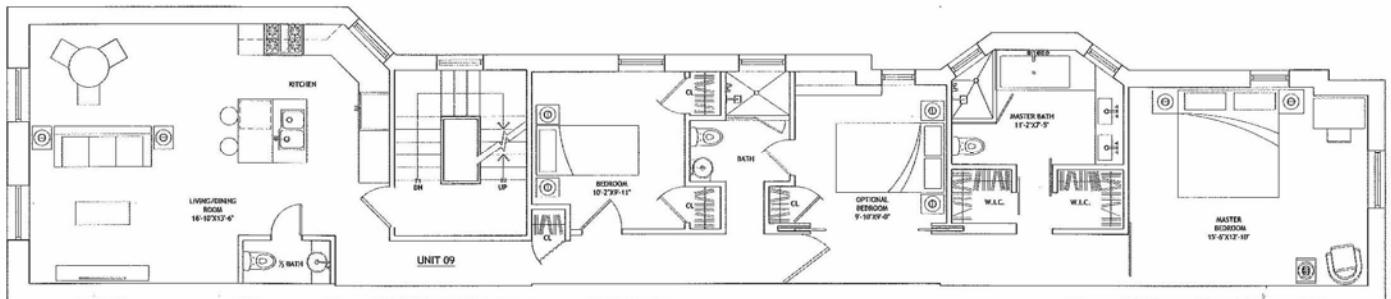
Unit 4 – Living Room



Elevation



Proposed Plan Ground Floor



Proposed Plan Floors 2-5

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