

# 20' Wide Townhouse – Riverside Park Block

## Ideal for Conversion to Single Family Home

318 West 102<sup>nd</sup> Street  
Manhattan, New York

**MASSEY  
KNAKAL**  
Realty Services



**ASKING PRICE:  
\$4,250,000**

**Block / Lot:**

**Location:**

1889/169

Located on the South Side of West 102<sup>nd</sup> Street between West End Avenue and Riverside Drive.

**Stories:**

5

**Lot Dimensions:**

20' x 100.92'

**Building Dimensions:**

20' x 73' irr (1-3)

20' x 56' (4-5)

**Gross Sq. Ft.:**

6,340 (Per ACRIS)

**Lot Area:**

2,018 (Per ACRIS)

**Zoning:**

R8B

**Air Rights:**

1,732 (Subject to Verification)

**Assessment (09/10):**

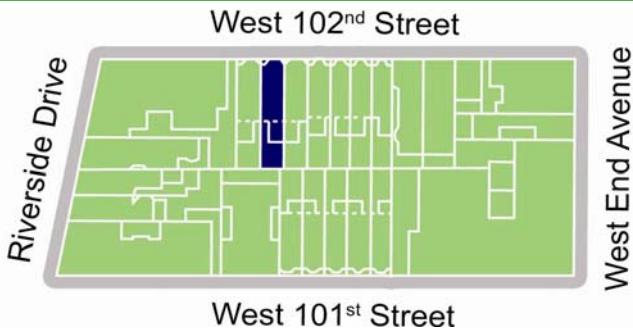
\$100,224

**R.E. Taxes (09/10):**

\$17,126

**Landmark Status:**

No



### Property Description:

A beautiful, 20' wide five (5) story townhouse located in the heart of the Upper West Side's Bloomingdale District. The property is currently configured as a four family home consisting of a spacious owner's duplex with a south facing garden and three floor-through apartments. A significant amount of the property's original detail has been preserved including the original staircase, wood floors, pocket doors, elaborate fireplaces with mantels, wainscoting, and fine moldings. There are high ceilings through out and a large basement which is currently used for storage. **The property is ideal for conversion to a beautiful single family home or live plus income. DELIVERED VACANT.**



**For further information, please contact Exclusive Agents:**

**Hall H. Oster**

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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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Vestibule & Lobby



2<sup>nd</sup> Floor – Living Room

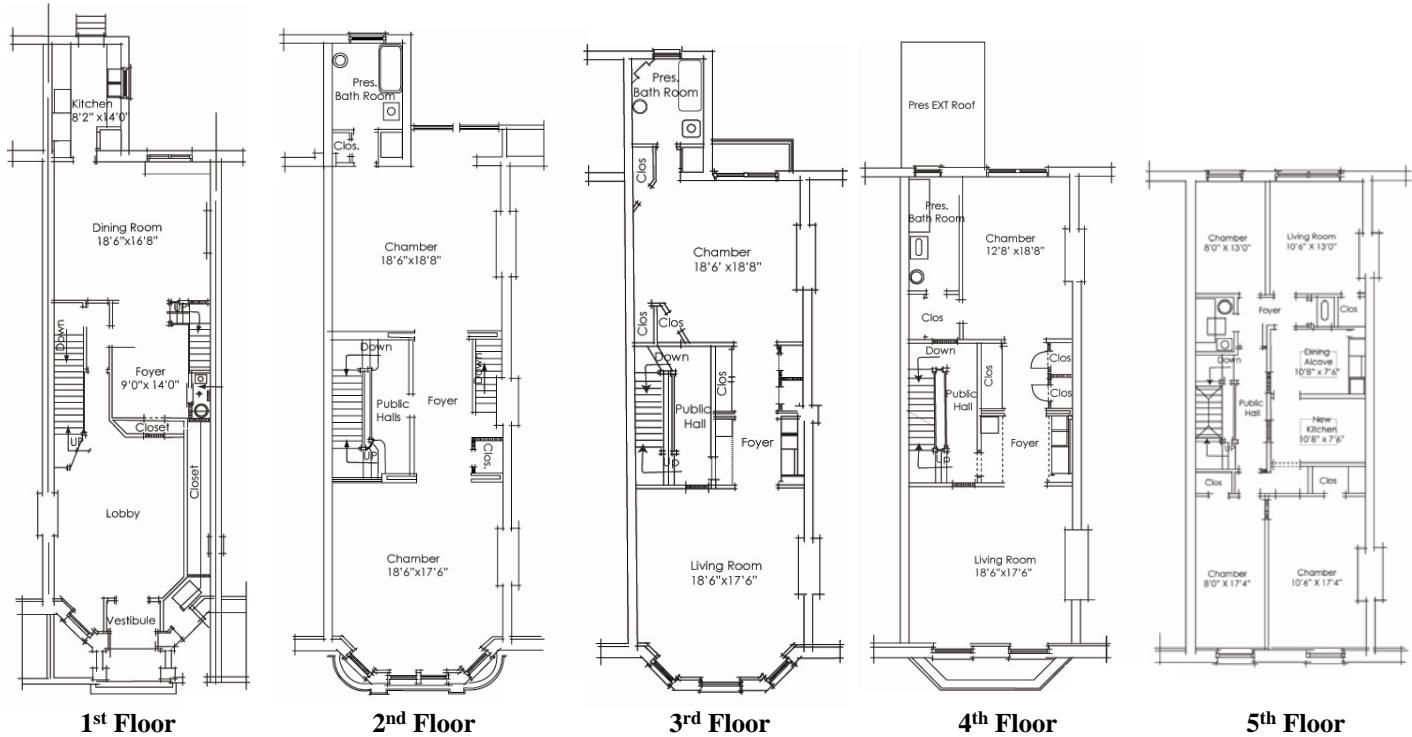


3<sup>rd</sup> Floor – Bedroom



4<sup>th</sup> Floor – Living Room

### Floor Plans



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