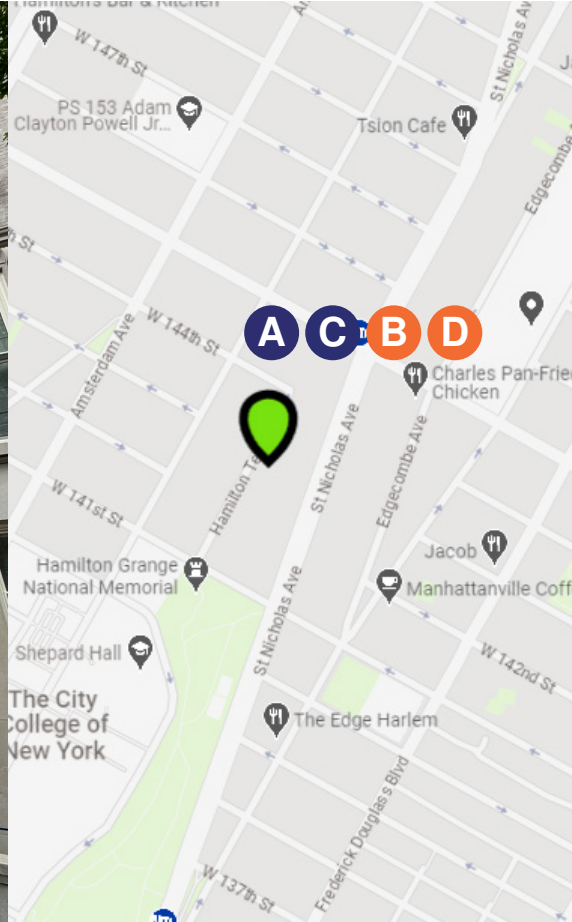


EXCLUSIVE LISTING



## OFFERING PRICE

# \$2,350,000

## PROPERTY DESCRIPTION

<b>BLOCK &amp; LOT:</b>	02050-0109
<b>NEIGHBORHOOD:</b>	Harlem
<b>CROSS STREETS:</b>	W 141st St & W 145th St
<b>PROPERTY DIMENSIONS:</b>	19 ft x 63 ft
<b>LOT DIMENSIONS:</b>	19 ft x 98.42 ft
<b>ZONING:</b>	R6A
<b>FAR:</b>	3.0
<b>TAX CLASS / ANNUAL TAXES:</b>	2B

## INVESTMENT HIGHLIGHTS

4 Story Single Room Occupancy 4,300  
Additional Buildable SF Approx. SF

- **CAN BE DELIVERED VACANT**
- **CERTIFICATE OF NON-HARASSMENT**

Investment Property Realty Group (IPRG) has been exclusively retained to arrange for the sale of 45 Hamilton Terrace. The subject property is a 4-story, ~4,300 SF, SRO (single room occupancy) building, consisting of 10 Class B apartments. It will be delivered vacant and has the Certificate of Non-Harassment. The property is located along a beautiful tree lined block, a short walk to the A, C, B, & D subway station.

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