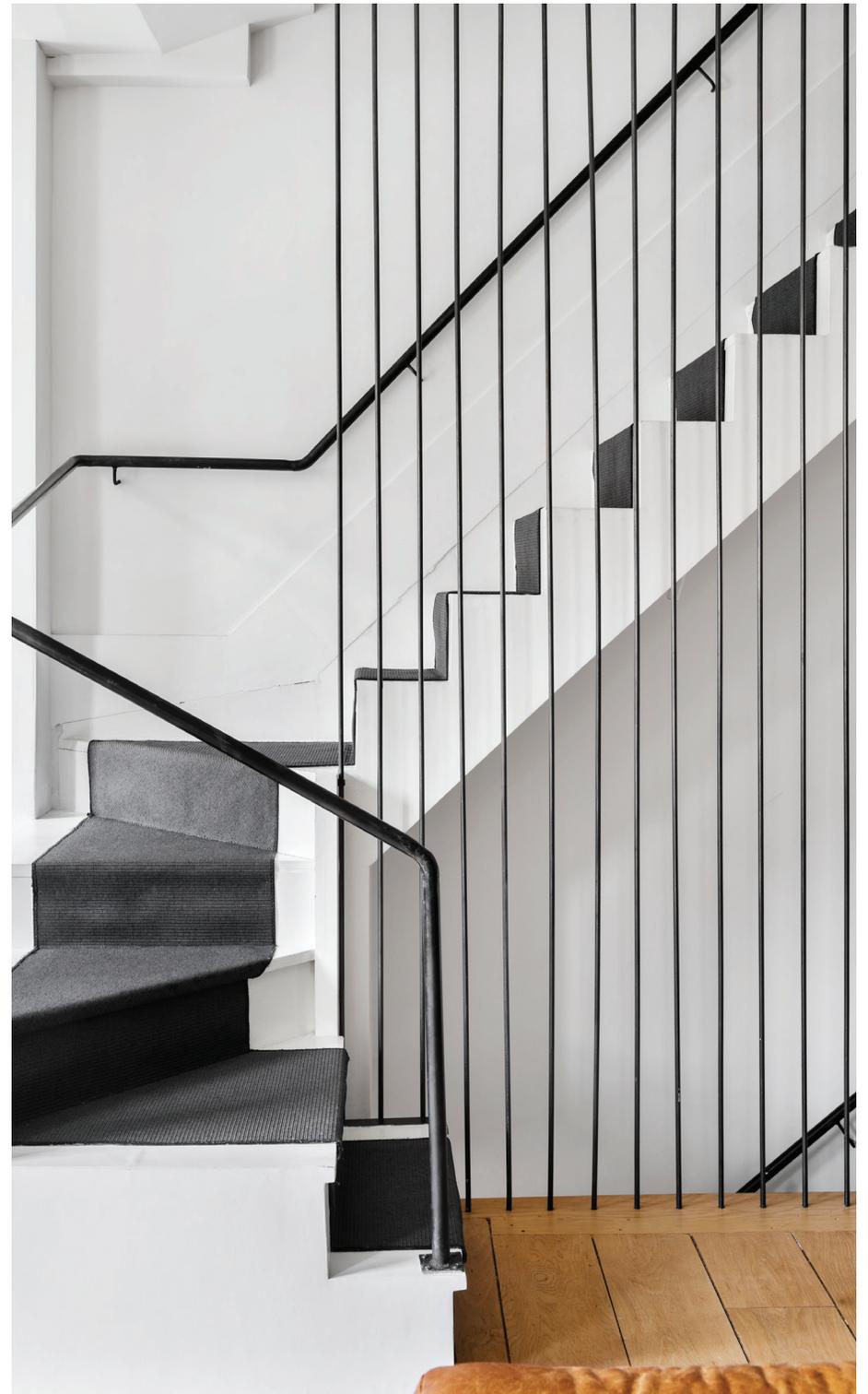


13 Eighth Avenue
Available For Sale





13 Eighth Avenue

Between West 12th Street & Jane Street

Asking Price: Upon Request

Plot: 21' x 33'

Stories: Four (4) Plus Basement

Annual R.E. Taxes: \$46,083

Nestled in the heart of the historic West Village is a jewel of an opportunity - a meticulously renovated, mixed-use townhouse with front and rear roof decks designed by the acclaimed New York City design team of ASH NYC.

Above the ground floor retail space, enter up a flight of stairs into a sleek open kitchen, equipped with custom black oak cabinetry, Bianco Dolomiti marble countertops and backsplash, Miele dishwasher, cooktop and oven, and Liebherr refrigerator. This open layout floor was designed for entertaining; the adjacent bright living room is outfitted with a wood-burning black slate fireplace, recessed lights controlled by brass rotary switches, and 8" white oak wide plank floors. The full bathroom features Waterworks fixtures, a concrete shower, washer/dryer, and a glass door that opens to a secret outdoor area.

A custom steel stairwell leads to master and guest bedrooms on the second floor. The master bath features Tadelakt walls, marble shower, brass Waterworks fixtures, a custom vanity, Apparatus lighting, and a wall hung Toto toilet. Climb a few more steps to the hidden prize of this apartment - an intimate glass penthouse sanctuary, surrounded by front and rear Cumaru decks and custom planters, with sweeping views across the West Village.

The ground floor retail offers an incredible opportunity for income and asset diversification; indeed, this prime asset is perfect for investment or live-with-income. The prime West Village location sits on a highly coveted retail block, surrounded by the best of the neighborhood - restaurants, cafes, and shops in every direction. Only blocks away from excellent public schools and the A, C, E, 1, 2, 3 and L trains, this centrally located, elegant townhouse offers the best of both worlds - a stunning, light and airy home and a prime retail space to generate additional income.

Current Income

UNIT / LEASE STATUS	MONTHLY RENT	ANNUAL RENT
RETAIL *	\$8,076.68	\$96,920.16
RESIDENTIAL **	\$10,950	\$131,400
TOTAL INCOME	\$19,026.86	\$228,320.16

Estimated Expenses

REAL ESTATE TAXES	\$46,083
INSURANCE	\$414
WATER / SEWER	\$828
ELECTRIC	TENANT PAYS
SUPERINTENDENT	\$2,400
REPAIRS / MAINTENANCE	\$828
MANAGEMENT	SELF-MANAGED
TOTAL EXPENSES	\$50,553

* Retail lease has an lxp of 1/31/2028 and 1.025% annual increase.

** Residential lease has an lxp of 10/31/2020.

Get In Touch



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