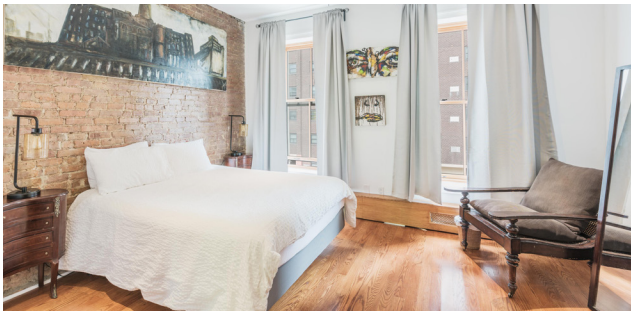




**HARLEM**  
L O F T S

259 WEST 132ND STREET  
New York, NY 10027





## 259 WEST 132ND STREET

If you're looking for a quiet, tree-lined block; in the beating heart of central west Harlem then 259 West 132nd St. exclusively listed for sale by Harlem Lofts is your next home or investment opportunity. This beautiful legal 3-family with a certificate of occupancy boasts 4-floors and over 3200 livable square feet plus a backyard to call your own. In addition, there is bonus square footage in the cellar being used as an open rec room and home office.

Many of you may know may know this home as the destination for La Maison d'Art and the Sugar Hill Market x La Maison d'Art. Sugar Hill Market pops up in May and features Harlem's best-selling, locally made designer collections and when the market isn't open it is also a curated boutique market which has been featured by Harlem + Bespoke, New York Magazine and The New York Daily News.

The building's ambitious layout makes smart use of every square inch with an artist's aesthetic touch felt throughout. In the cellar we have utilities, a great deal of storage and a full laundry suite with plumbing hook ups for future plans. Ground / Garden level features a beautifully finished art inspired outdoor living space, a 2-fixture bathroom and a very large and open grand room that runs the full length of the building. The formal entrance on the parlor level features original historic doors, beautiful tile, venetian plaster, and two (2) lovely baths and bedrooms. The second floor features another two bedrooms with a lovely contemporary kitchen. The top floor is the largest of all and has a full suite with a lovely open kitchen-living room space accompanied by a beautiful master bedroom suite and bathroom.

Want to food shop at Whole Foods, you're merely 12-15 minute walk away. Reed Rooster, The Corner Social, Sylvia's, Lenox Sapphire, Tio Luca, Keur Sokhna, Harlem Karibe, Chez Asta are all within minutes of the house. Additionally, stroll slightly West and you'll enjoy St. Nicholas Park and of course the historic City College of New York. Whether you work in Upper Manhattan, midtown, downtown, the Bronx, or Queens, transportation is nearby including the M2, M3, M10, and Bx33 bus lines as well as the 2,3,A,C and D train lines.

For Investors; market rate rents are estimated as follows:

- Apt 1. (Triplex; 2-bedroom / 2.5 baths + Bonus Rooms) at \$5,200
- Apt. 2 (1-bedroom / 1-bathroom) at \$2,400 per month
- Apt. 3 (1-bedroom / 2-bathrooms) at \$2,533 per month

The house will be delivered vacant and is ideal for individual ownership or investment purposes.

Gross square footage is inclusive of the cellar. All measurements to be confirmed by the buyer(s). All information herein is gathered from third-party sources and is deemed reliable.



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