

KEY REAL ESTATE SERVICES, LLC

Is proud to offer:

305 E. 140TH STREET, #2B BRONX, NY 10454

Residential Loft • 1200+ sf • 1-Bath

SPACE: This unique residential loft is one of 11 units in this classic warehouse conversion – 1904 on the outside, 2009 on the inside – with approximately 1240sf (interior), north and west exposures, and one-of-a-kind upgrades. Oversized windows wrap around a large open space with 10½’ ceilings and original, refinished brick walls, hardwood floors, and timber window sills. The upgraded kitchen features stainless steel appliances, lots of cabinets and a form-meets-function island. The full bath is a suite of stylish fixtures swathed in Italian tile.

AMENITIES: The unit is wired for cable access, phone lines, and a video security/entry system. Every system in this building is new including the electric, plumbing, and heating systems, energy-efficient windows, and a new passenger elevator. Additional amenities include roof access, assigned basement storage units, and a common on-premises laundry room. Future plans include a “green” roof and common roof deck.

UTILITY AND TAX BENEFITS: A state-of-the-art solar roof panel system provides electricity to each unit and an expected zero-balance monthly electric bill for each unit owner. J-51 Real Estate Tax Benefits are pending for all unit owners that will significantly reduce the real estate taxes that would otherwise accrue to each newly renovated unit.

NEARBY: Mott Haven hosts a burgeoning artists’ community and is also attracting young singles and families, developers of market-rate housing, and entrepreneurs opening neighborhood restaurants and businesses. Bronx Bricks Condominiums is in the center of it all.

- Two blocks to first Bronx station on the #6 train/fifteen minutes to mid-town Manhattan
- Convenient to Major Deegan & Bruckner Expressways
- Convenient to Madison Avenue, Third Avenue, Willis Avenue, and Tri-Borough Bridges
- Near plenty of local shopping and Antiques District
- On the same block as the NYC Public Library
- Two blocks from 40th Precinct house

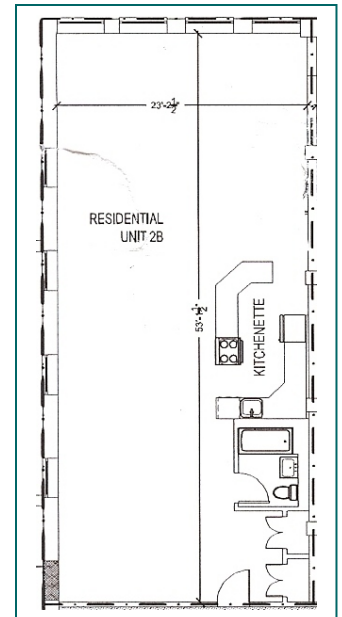
MONTHLY EXPENSES: \$600mth est. comm. charge; \$1,700/yr est. pre-J-51 RE taxes. **REQUIREMENTS:** Buyers must be pre-approved for a mortgage or document available funds for a cash purchase.

An exceptional VALUE for only \$479,000

KEY Contact Allison Jaffe at
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Complete offering terms are available from the sponsor.

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. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME AND ALL OTHER INFORMATION HEREIN.



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