

As exclusive agents, Signature Partners, LLC is pleased to present the following unique property for sale:

# 1479 FIRST AVENUE

**NORTHWEST CORNER 77TH STREET  
A Unique Live-Plus-Income Property**

**Price upon request**

## Three distinctive units:

### Triplex apartment with penthouse and deck

- 2, 658 Square Feet of Living Space
- 3 bedrooms each with full bathrooms and walk -in closets
- Three and a half bathrooms. Full baths each have Jacuzzi tub shower
- Outdoor deck with wet bar
- Full floor stainless steel kitchen/great - room with half bath
- All stainless steel, professional grade appliances

### Two bedroom apartment

- Fully renovated in 2016
- All new stainless steel appliances, new wood floor, new bathroom

### Ground floor: Popular Fully- fixtured Restaurant—Delivered Vacant

- Currently the popular Spice Restaurant
- Retail rents exceed \$200 per square foot in the area
- Fully vented
- Full size basement with prep- area and walk -ins

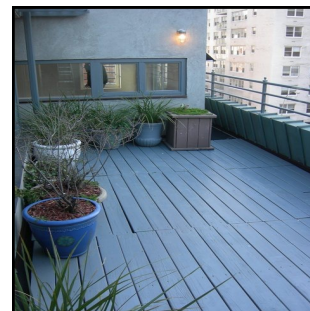
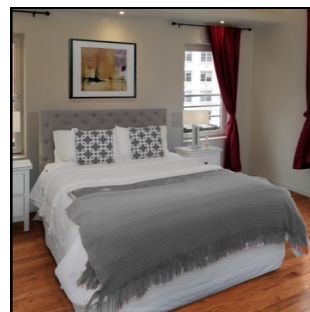
### Other Features:

- 4,738 Square Feet (FAR of 10, Add'l buildable SF possible)
- Multi - zone, central heat and A/C new in 2016
- Wood floors
- New video intercom
- Close to high - performing public schools: Eleanor Roosevelt High School, MS 167 (Robert Wagner), PS 158 (Bayard Taylor)

### NEARBY TRANSPORTATION:

SUBWAY LINES **6** **Q**

BUS LINES: **M79, M15, M101, M102, M103**



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