



PARAMOUNT REALTY
USA

AUCTION

Upper West Side Professional/Office
145 West 86th Street, Unit 1C
New York, New York

Previously \$1,995,000
Reserve \$299,000



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Luxury Property Auctions
212.867.3333
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Some photos contained herein are virtually staged



PROPERTY OVERVIEW

Unique opportunity to own a professional/office space in a full-service cooperative building conveniently located in the Upper West Side. Situated close to the no 1 subway at Broadway and 86th, walking distance to the B and C train and walking distance to both Riverside and Central Park, this unit offers easy access to transportation options.

The space is currently configured with a spacious waiting room/reception area, and three rooms that can easily accommodate a professional, office or medical practice. This well-established building offers a 24-hour doorman, a live-in super, a laundry facility in the basement, bike room, rentable storage bins, and a roof deck. The photos are virtually staged.

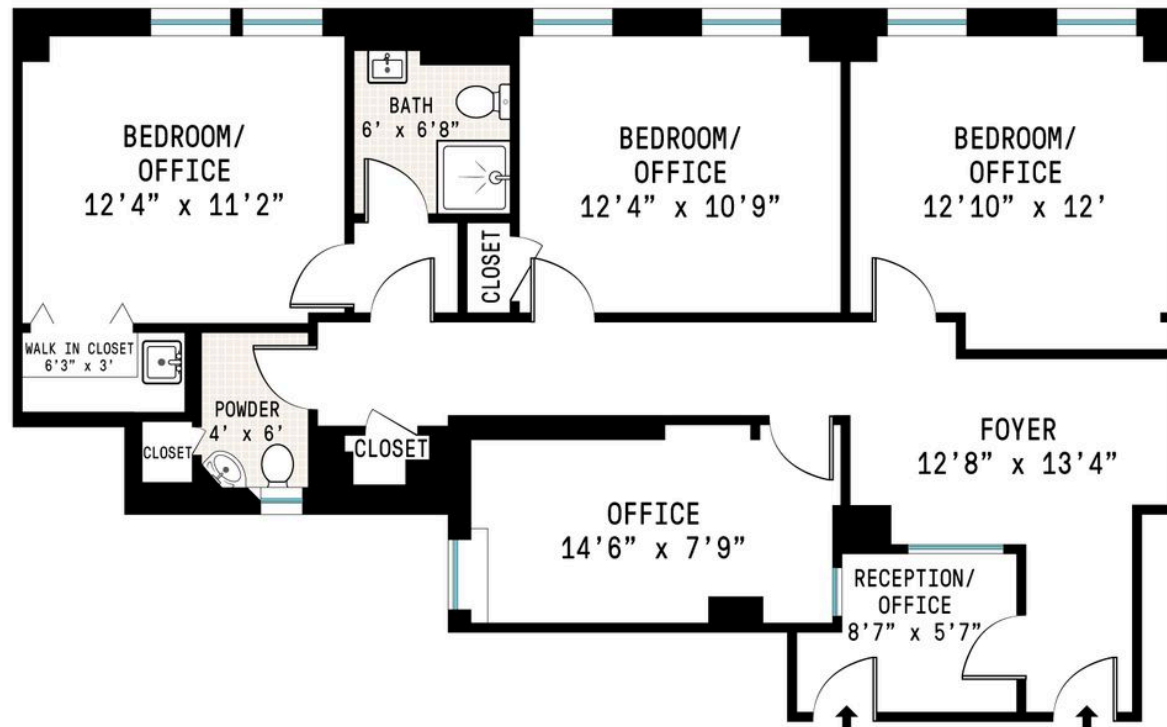
PROPERTY DESCRIPTION

Type	Co-op
Size	900 Sq. Ft. (approx.)
Rooms	6
Bedrooms	2
Bathrooms	1.5
Maintenance	\$4,230/month
Financing Allowed	70%





FLOOR PLAN



All dimensions are approximate.



BUILDING DESCRIPTION

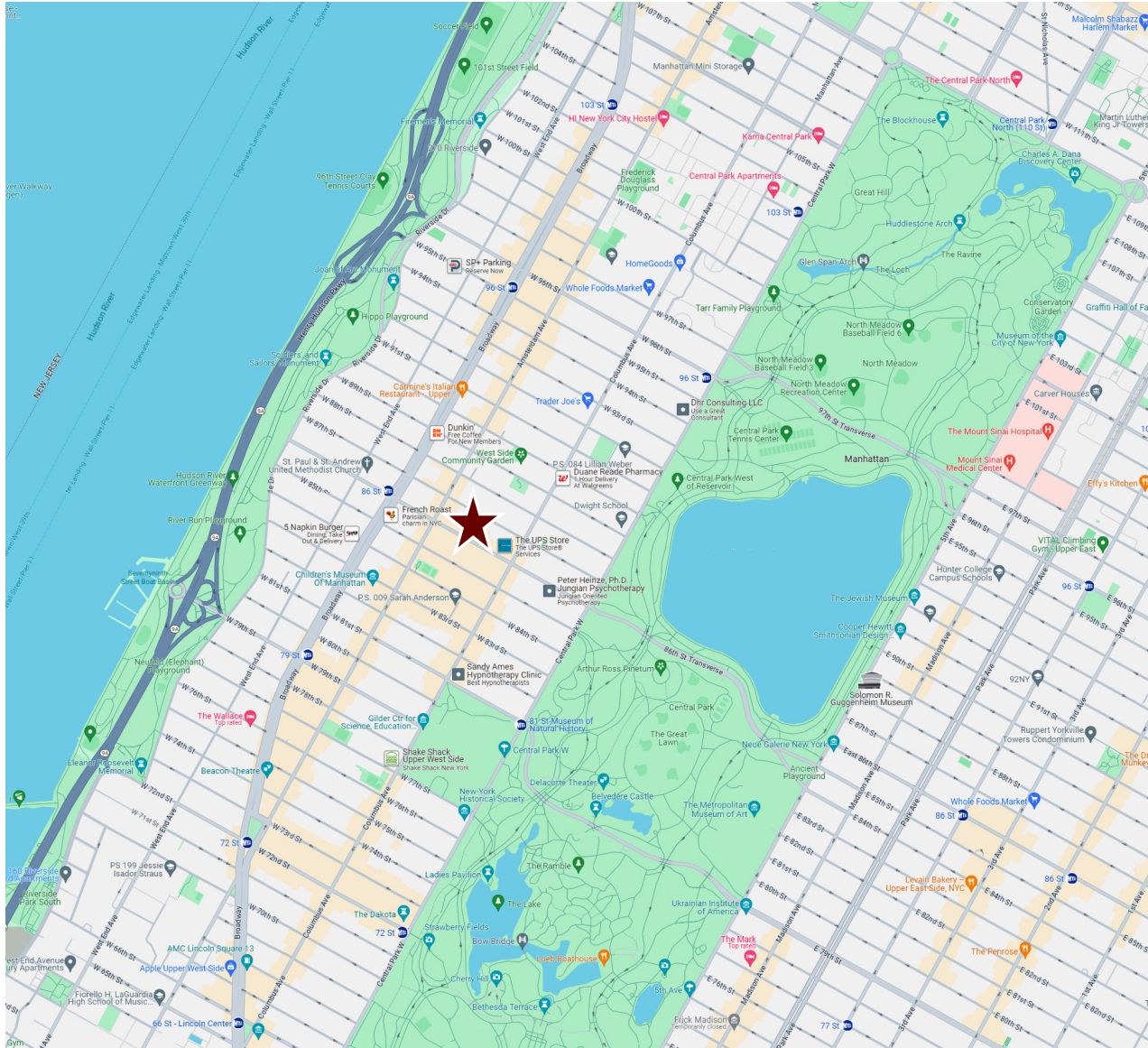
Built in 1924 and designed by the esteemed architect Emery Roth, 145 West 86th Street is a 15-story building consisting of approximately 57 units ranging from 1-3 bed layouts (there are also 2 penthouse apartments). Distinguished for its beautiful architectural design, this beige brick building features a handsome 2-story limestone base, and canopied entrance. The building has an intimate feel as there are only 4 apartments per floor. The apartments have wonderful pre-war details, high beamed ceilings, and hardwood floors. The building features a full-time doorman, live-in super, central laundry, storage and bike room. Situated on West 86th Street, a wide tree-lined boulevard, the building is convenient to parks, transportation, shops and numerous restaurants.

AMENITIES

- 24-hour security guards
- Full time doorman
- Live-in super
- Ground floor
- Live/Work
- Entry foyer
- Abundant closets
- AC units in bedrooms
- Central AC in reception, waiting room & office
- Elevator
- Roof deck
- Laundry room
- Pet friendly

THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

- 1. ACCESS Due Diligence** to view bidding instructions, photos and more. Click [HERE](#) and follow instructions in Step 2, or visit prusa.com.
- 2. TOUR the property by appointment only.** Please email info@prusa.com to schedule a tour.
- 3. SUBMIT BID.** You **MUST** submit a bid anytime between now and the Bid Deadline by clicking [HERE](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

MUST SELL

5% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Seller (a) will accept the highest bid at or above the Minimum Bid (on terms set forth by Seller) and (b) has the right to accept a bid below the Minimum Bid.



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AUCTIONS

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