

# AUCTION

Wednesday, March 31

Previously as High as \$895,000  
Suggested Opening Bid \$599,000

PENTHOUSE 4C  
521 West 47th Street  
New York, NY



Presented By



**PARAMOUNT** REALTY USA

Luxury Property Auctions  
212.867.3333 · prusa.com

Listing Broker

**Brown  
Harris  
Stevens**

Listing Agent

Isaac Halpern 646.641.0145

Rendering



## THE OPPORTUNITY TO CREATE YOUR DREAM DUPLEX

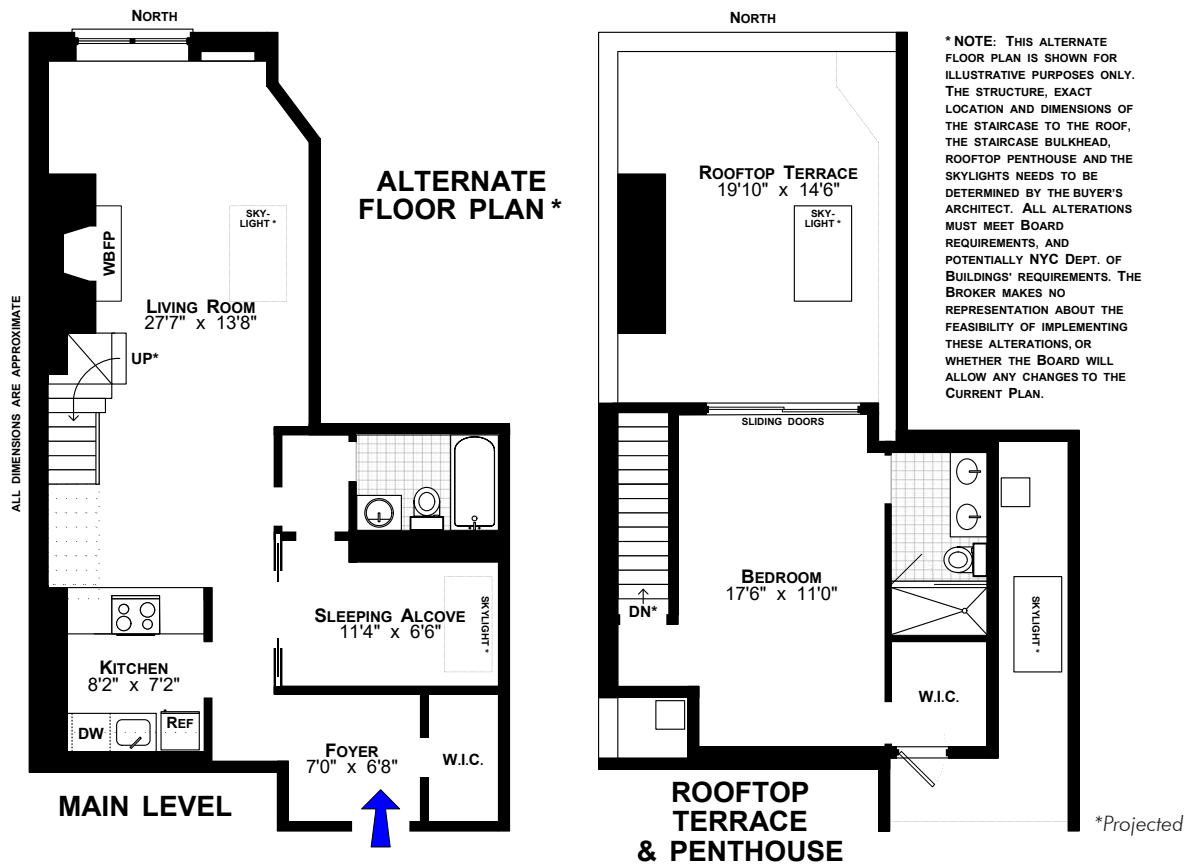
with 1 bedroom plus home office with skylight, two bathrooms, and a fabulous private roof deck. With dramatic 12-foot ceilings, exposed brick, and an elegant wood-burning fireplace, this home is special. Currently the space is configured as an open 737 square-foot loft with a sleeping alcove, open galley kitchen, and a full bath. The apartment comes with explicit roof rights enabling you to build a staircase to the roof and create an additional bedroom, full bathroom, skylights, plus a private roof deck for a total of approximately 1,167 interior square feet and approximately 300 exterior square feet. Details furnished upon request.



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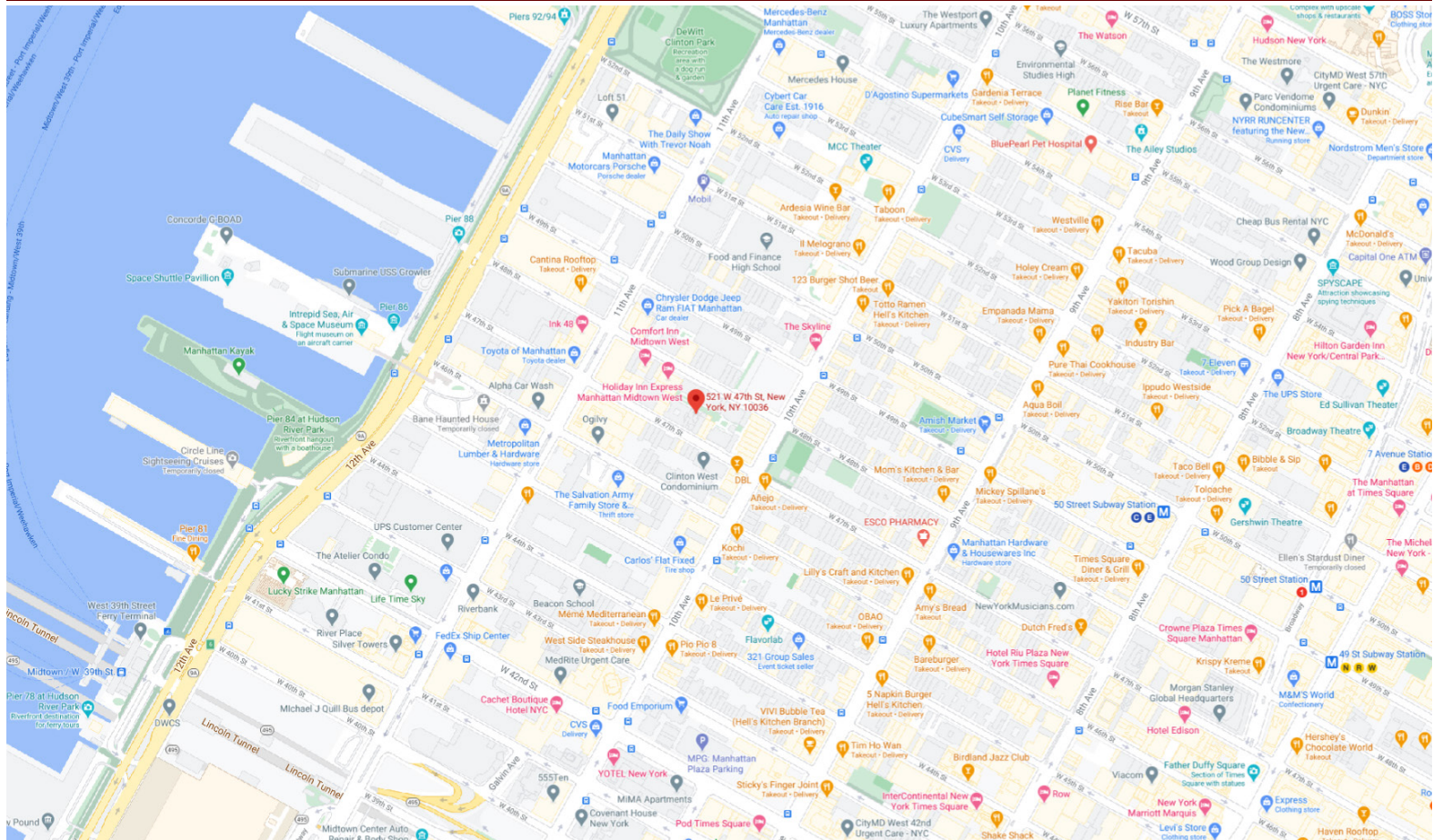




**THE BAKERY** was a former early automobile garage built in 1910 and then became a bakery before being converted to a boutique walk-up residential cooperative in the 1980s. The building recently underwent a complete lobby, façade and common space renovation and the result is a refreshing industrial chic vibe. Washer/dryer allowed in units, so too are pets. Bike Room (\$20/bike), Laundry Room, Package Room and Virtual Doorman included. Liberal sublet policy and pied-a-terre allowed.



**LOCATED IN TRENDY WEST HELL'S KITCHEN** with the amazing Sullivan Street Bakery on the block, and just one block to the Hudson River bike path and esplanade. Near Broadway, Hudson Yards, and Restaurant Row. This sale is ideal for someone who wants a duplex loft in an exciting neighborhood and has the vision to make the space truly shine.



**Bedrooms** Currently studio, potential 1 bedroom plus home office with skylight

**Bathrooms** Currently 1, potential for 2 full

**Interior Area** Currently approx. 737 sq ft, potential for approx. 1,167 sq ft

**Exterior Area** Potential 300 sq ft

**Unit Number** 4C

**Year Built** 1910, building converted to residential coop in 1985; common areas renovated in 2020/2021

**Maintenance** \$1,652 per month

**Extras** Roof rights, city views, wood-burning fireplace, hardwood floors, 12' ceilings, pets allowed ...and much more



## HOW TO PARTICIPATE

- 1. TOUR PROPERTY.** Please call 212.867.3333 or email [info@prusa.com](mailto:info@prusa.com) to arrange a tour.
- 2. REVIEW DUE DILIGENCE INFORMATION** by submitting form (click [HERE](#) or visit [prusa.com](http://prusa.com) for form). After returning completed form, you will be emailed access to the Due Diligence Information, which includes coop rules, recent financial statement, and zoning and other information pertaining to potential development of additional usable square footage on rooftop.
- 3. SUBMIT WRITTEN BID BY DEADLINE: Wednesday, March 31<sup>st</sup> at 4pm EST.** You must submit a written bid by the bid deadline. Instructions are included in the Due Diligence Information.

*Buyer's premium 3%. Property subject to prior sale and to all coop and other applicable rules.  
Submit bid at any time. Broker participation invited.*

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# REAL ESTATE AUCTIONS

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