

What's happening in NYC real estate October 2019

Happy Halloween! It's a scary time to be a seller in New York City! Boo hahaha...

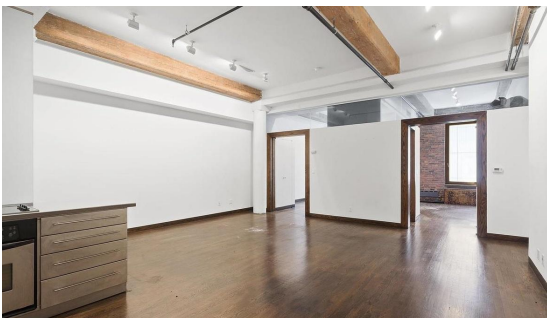
It's also scary to realize how fast we are flying through the fall. Spring and fall are considered the "selling seasons", so it's your last chance to make a deal before 2020!

October is "Time to Make a Decision Month". Decisions, decisions, decisions. Everybody wants to plan ahead and get all of their real estate activities taken care of before the New Year. For sellers it's time to decide whether to pull a listing off the market if it can't sell. As a buyer, it's time to decide if you want to close this year. It can be tough to make a decision. To complicate things more, 2020 is an election year... uh oh here we go again!

But all these potential decisions are good for real estate agents. We are here to make things happen no matter what you decide! This month we were very active in both rentals and sales. Our two bedroom condo at 309 East 49th Street has a contract signed. A sponsor unit co-op at 875 West End Avenue received an offer over the asking price. And our rentals are leased as soon as they hit the market.

Speaking of hitting the market! We have a live-work condo unit available in a pre-war building in Soho at 145 Sixth Avenue. It's a 1,050 sqft condo that is available for residential & commercial use. Live in the unit, use it as your office, and deduct all of your taxes! You must check out this condo in the best part of Soho.

Spotlight this Month is on Live/Work Units. What does this mean?



Commercial Condo Unit

Check out this listing at 145 Sixth Avenue: a 1,050 square foot commercial condo unit that can also be used for residential purposes. It's all about location, location, location in the best part of Soho! At only \$1,500 per foot, this is amazing value for a condo in this neighborhood. Schedule a showing today!

875 West End Avenue

Sponsor units in New York City are always in high demand. Many are in estate condition, and the perfect blank canvas for a designer / architect to create a masterpiece. Also, sponsor units do not have board approval so look forward to a quick co-op close. It is no surprise this apartment has an offer well above the asking price!





69 Fifth Avenue Rental

The tenants have moved out of this beautiful 3 bedroom at 69 Fifth Avenue, so it is time to get this apartment rented! This has no board approval, which is very rare in a co-op rental. So this unit is exempt from all of the co-op rules at the Wedgewood House. Move in with no delay! Rent this apartment before it's gone!



RENTED

Beautiful 1 Bedroom
@
200 East 17th Street



BOARD APPROVAL

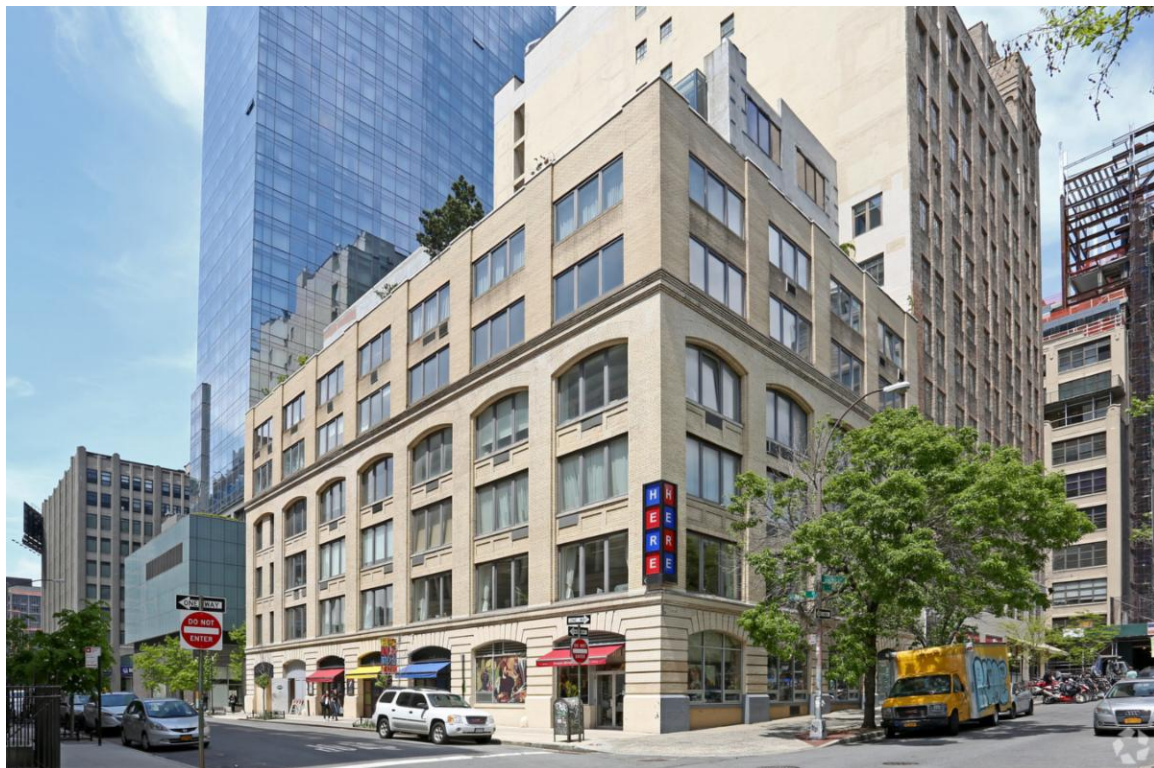
Amazing Alcove Studio
@
69 Fifth Avenue



CONTRACT SIGNED

2 Bed with Private Terrace
@
309 East 49th Street

SPOTLIGHT ON: 145 Sixth Avenue - Live/Work



Pictured is 145 Sixth Avenue: a building where live/work scenarios are accepted.

This means you could buy, or lease an apartment for either residential or commercial use.

145 Sixth Avenue is zoned for both, which is designated by New York City zoning laws. Developers often buy commercially zoned property speculating a change in the laws.

So live/work can be residential use, commercial use, or both! Imagine Silicon Valley, where all of the entrepreneurs are living in the same space where they are working. Waking up each morning to create the next Facebook and sleeping in the next room.

What are the advantages of live/work? A shorter commute! HA! That's a joke, but true.

The real advantages of live/work can be the building location / type, and flexibility of use making it easier on the resale. If the property is used for business, you can deduct your taxes! We all know how these taxes are in NYC. Come live/work at 145 Sixth Avenue!

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