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Buy a discounted studio down the street from the brand new Second Avenue subway



With the new Second Avenue subway line finally up and running, now's the time to jump in the Yorkville market before the new transit options push prices any higher. And with a recent \$15,000 price chop pushing down the asking price to \$375,000, this spacious studio at 332 East 77th Street might just fit the bill.

The main living area is spacious enough to divide into separate bedroom and entertaining areas. That would make sense: The listing notes that the apartment was formerly configured as a one-bedroom, but has been converted into an open studio, including hardwood floors and a decorative fireplace.



The open kitchen includes breakfast bar seating, a decent amount of cabinet space, and a dishwasher as well as a built-in microwave, which gives you more culinary leeway than you'll typically find in a studio.

The bathroom has a soaking tub as well as a window, adding natural light—always a welcome extra touch in an apartment's W.C. But you'll have to investigate in person to check out the apartment's closet space and washer and dryer, as neither are pictured.





As for the building itself, besides its location just five blocks from the new 72nd Street station, the hallway, lobby, and exterior brick masonry have all undergone recent upgrades, while the maintenance is 64 percent tax deductible, and the apartment's buyer will be eligible for STAR property tax credits.

The apartment could also work if you're simply looking for an investment near the newly advantageous transit options; the listing notes that pied-a-terres are allowed.