

May 22, 2015

## **Open House Agenda: 3 Apartments to See This Weekend**



### **874 Broadway, Apt. 807, Flatiron**

Studio/1 Bathroom

Co-op

Approximately 1,000 square feet

\$1.75 million

Maintenance: \$2,091 per month

Open House: Sunday, May 24, 12:00 - 1:30 p.m.

By Appointment

**Lowdown:** This unit, too, though listed as studio, has enough room to convert the space into a one- or even two-bedroom apartment. The current owner took down the walls and made it an open space when he purchased it nearly 12 years ago, said Win Brown of Core.

“It’s really a unique loft. It’s in the back of an L-shaped building and really has no neighbors,” Brown said of the eighth-floor unit. “There are 13 windows facing east, north and west, and 12-foot ceilings. You don’t really see open spaces like that anymore.”

Formerly an office space, the MacIntyre Building has its original black-and-white mosaic tile floor throughout the common hallways, and for this unit it runs all the way into the apartment to the kitchen. The hardwood floors are also original.

The prior owner updated the kitchen and bathroom before selling.

The maintenance of this elevator building — which has a full-time super but no doorman — is on the high side because the building does not own the commercial space, so it doesn’t have that revenue coming in, Brown noted.

**Location:** The building, at the corner of 18th Street, is convenient to Chelsea, just a block west. Union Square, with its famous farmers’ market, is steps away. Design-lovers’ favorite ABC Carpet & Home — with Jean-Georges Vongerichten’s ABC Kitchen — is on the block. An AMC Loews is at 19th Street. The 4/5/6/l/N/Q/R trains are at 17th and Broadway.

**Why put it on your open house calendar?** “If you’re looking for an authentic loft in the Flatiron District, this is it,” Brown said. “The challenge is to find someone who appreciates the open space.”