

SUSAN PENZNER Real Estate

WE ARE PLEASED TO OFFER OUR WEST VILLAGE EXCLUSIVE

43 CLARKSON STREET

AT GREENWICH STREET



Art Collector's Dream, Salon with 20' Ceiling!

This Luxury Duplex loft is a pristine 4300 sq. ft. on a portion of the 3rd and 4th floors. It is a truly exceptional property featuring a living room with 20+ foot double-high ceilings, large master bedroom suite, guestroom/library, eat-in kitchen, 2.5 baths, laundry room, CAC, and security system. The large passenger elevator is art-friendly.

CCs:	Approx. \$18,600 per annum (\$1550/mo)
RET (2007/08):	\$33,068 per annum
Purchase Price:	\$8,650,000
For Appointments:	Susan Penzner, 212.343.1909 x11 <i>48 hours notice required</i>

This property is offered as a 50/50 co-broke. One half of one 5% commission to be paid to cooperating Broker. For exact sq.ft. you must hire your own arch/eng. Offer subject to errors, omissions, change in price, prior sale, and/or withdrawal without notice.

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