



245 East 50th Street, Suite 4A  
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## *For Sale: Luxury Condominium One Bedroom w/ High Ceiling*

### **For Sale**

#### **American Tract Society Building**

150 Nassau Street

8-E

Size: 1 Bedroom - 1 Bath

Offered At \$918,000

Common Charges \$630

Tax/Maint \$876

#### **Apartment Features:**

Investor unit only, tenant in place until 3/2020 at \$2,800

Now is your chance to invest in the Financial District most coveted Condominium, the American Tract Society Building! This spacious one-bedroom is 606 sqft and features a fantastic layout. Enjoy the bright open northern exposure along with gorgeous views over City Hall Park. The unit also features 10-ft. ceilings and wide-plank, French oak flooring throughout. The open kitchen is finished with walnut and granite and has SubZero and Miele appliances, along with a breakfast bar. The luxurious bathroom is fully finished with Calacatta marble and walnut. Pet Friendly

#### **Building Features:**

The American Tract Society is a land-marked Beaux-Arts bldg famous for its outstanding architectural details. It was converted to Condo in 2003 w/125 units in 23 floors and is financially strong, allows for pied a tier, parental purchasing & subletting. This full-service bldg features 24-hour doorman, concierge, gym, library, roof deck & FIOS Ready

#### **For More Information Please Call:**

**Freya Castillo**

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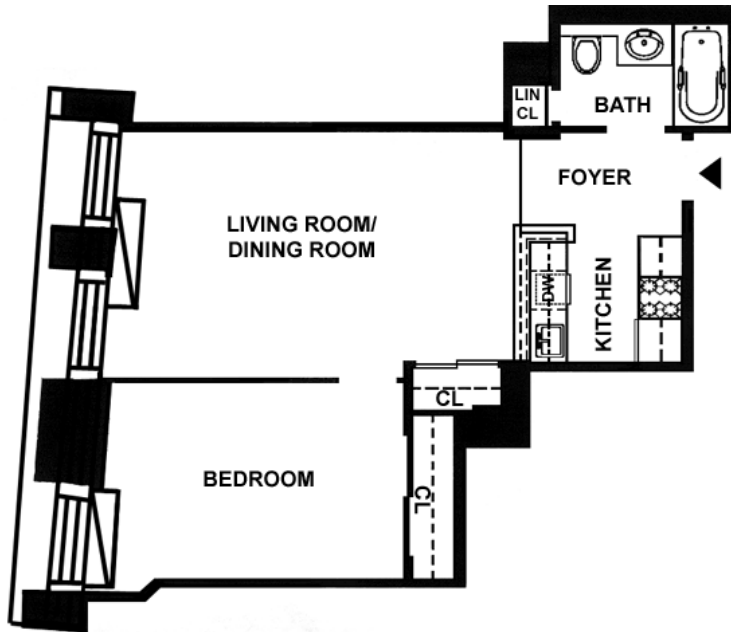
**JR Rivera**

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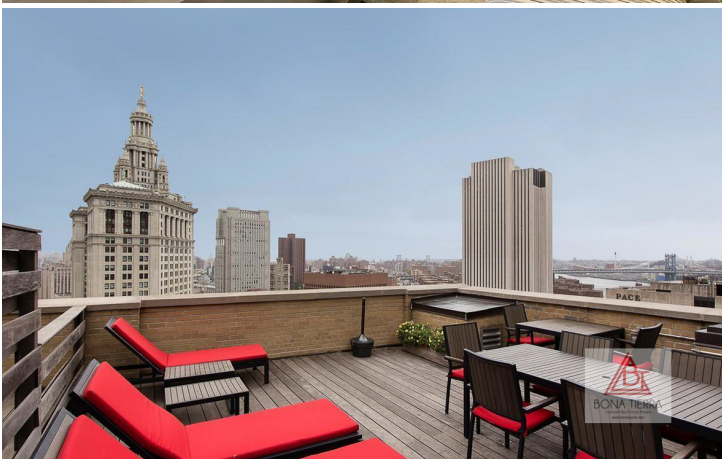
## Floor Plan





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