



Slew of Cute Converted Condos Hit Harlem Market From \$350K

Friday, February 14, 2014, by Hana R. Alberts



Seven petite one-bedrooms are looking for buyers, with asking prices starting at **\$354,500** and going up to **\$391,500**. Maintenance charges are in the \$300/month range, and the units include features like 10-foot ceilings, crown moldings, and oak flooring. There are also GE appliances, Kohler tubs, and washer/dryers. Dubbed "No. 305 On The Park," it sounds too good to be true at first—but note that the park the marketing-babble means is Jackie Robinson Park, and the number in the fancy name comes from the address: **305 West 150th Street**. (That's the northernmost tip of Central Harlem, east of Hamilton Heights.) The seven-story pre-war building's extreme makeover from stabilized rentals to **77 1BR condos**—which will come to market in batches over the next weeks and months—is likely trying to erase a checkered past of violations and tenant mistreatment. The units seem sweet if a bit small, but will the pricing, or the location, be this new conversion's undoing?



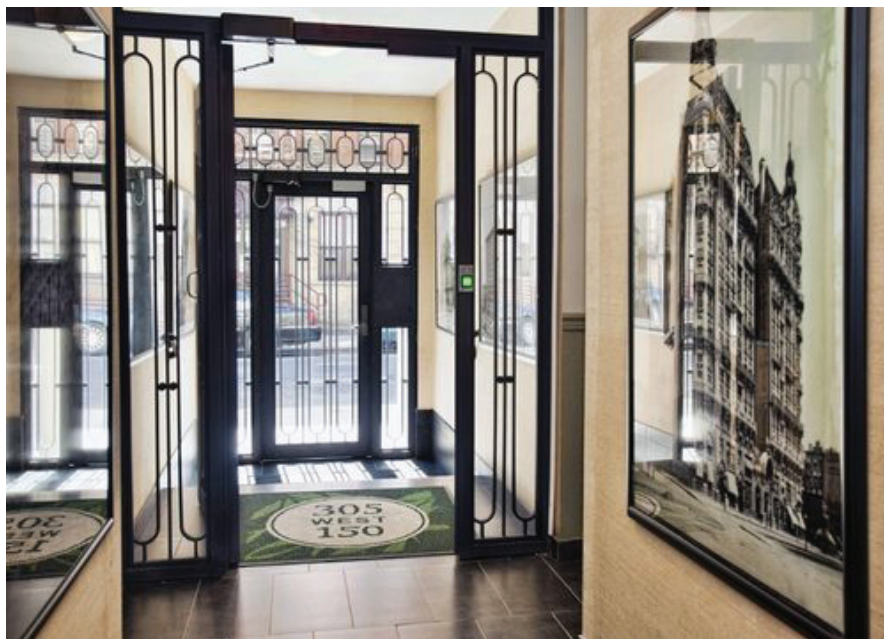
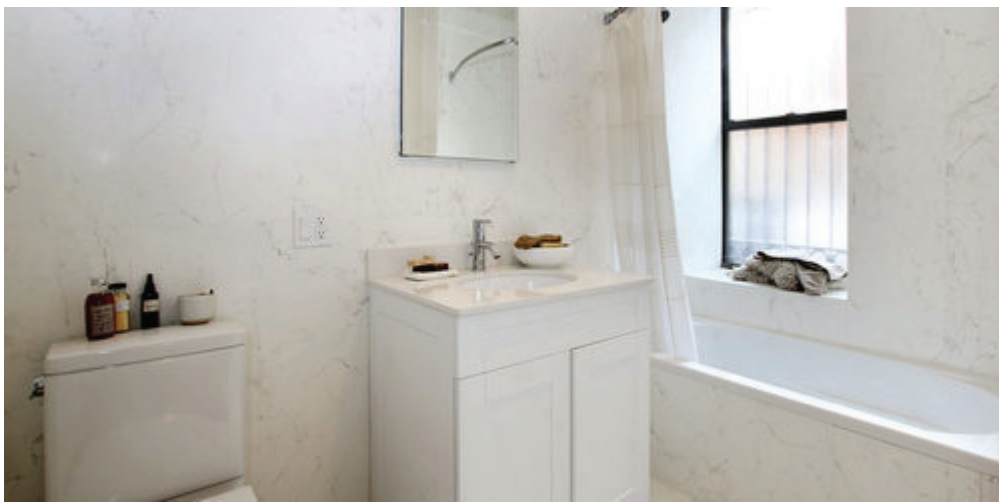
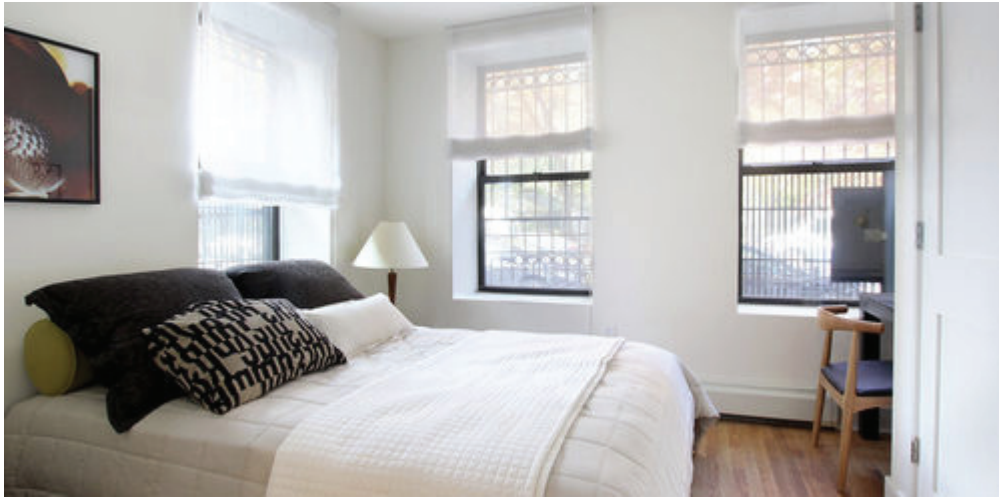
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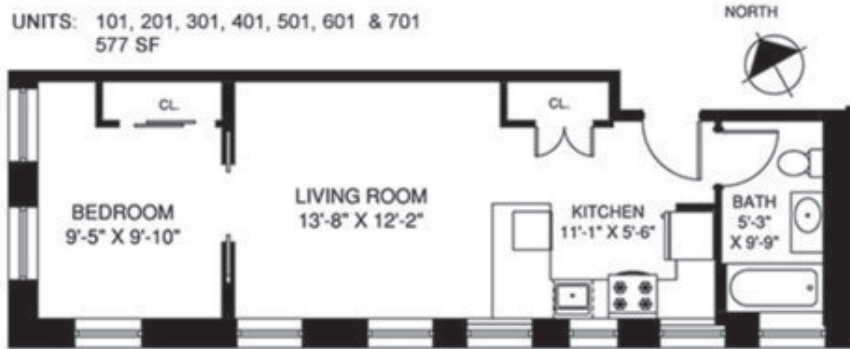
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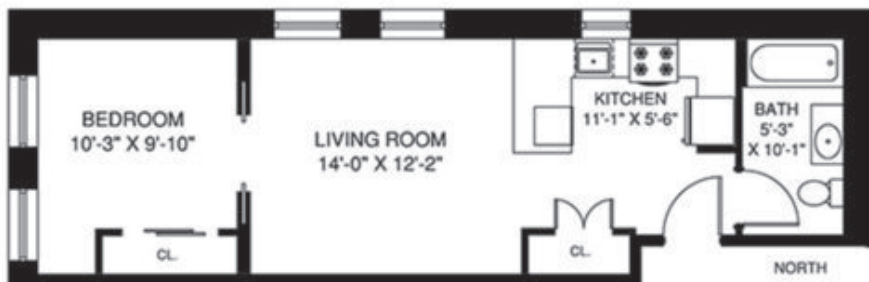
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UNITS: 101, 201, 301, 401, 501, 601 & 701
577 SF



UNITS: 102, 202, 302, 402, 502, 602 & 702
587 SF

UNITS: 103, 203, 303, 403, 503, 603 & 703
594 SF

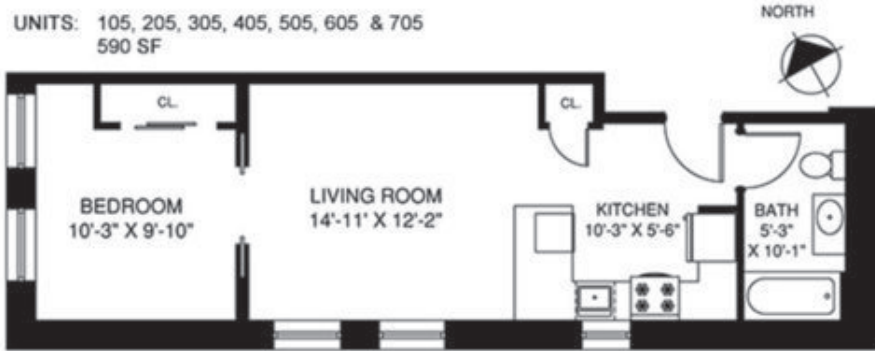


UNITS: 104, 204, 304, 404, 504, 604 & 704
594 SF

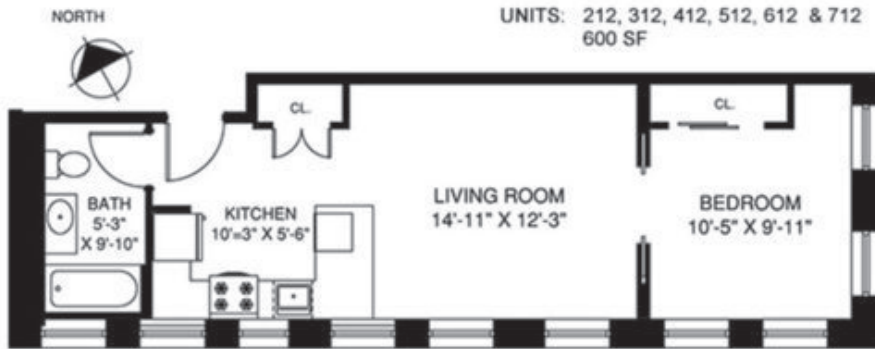
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UNITS: 105, 205, 305, 405, 505, 605 & 705
590 SF



UNITS: 212, 312, 412, 512, 612 & 712
600 SF



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