

FOUR STORY RENOVATED MIXED-USE BUILDING FOR SALE
EXCELLENT USER/INVESTMENT OPPORTUNITY
273 LENOX AVENUE
NEW YORK, NEW YORK

Location:	West side of Lenox Avenue between West 123 rd and West 124 th Streets		
Block:	1908		
Lot:	133		
Lot Size:	17' x 75'		
Building Size:	Basement:	17' x 75' = 1,275 sq. ft.	
	Ground Floor:	17' x 75' = 1,275 sq. ft.	
	2 nd Floor:	17' x 65' = 1,105 sq. ft.	Office
	3 rd Floor:	17' x 65' = 1,105 sq. ft.	Duplex
	4 th Floor:	17' x 65' = 1,105 sq. ft.	Duplex
Stories:	Four (4) Plus Basement		
Gross Square Feet:	4,590 (Approximately) Above Grade		
Zoning: (FAR)	C4-4A: (4.0) R7A equivalent (4.0) Height Limit 80'		
Total Buildable Sq. Ft:	5,100		
Total Available Air Rights:	510		
Real Estate Taxes:	\$20,981.60		
Description:	A 17' wide 1-unit four story mixed-use building. The first has a store, which is being used as an office. The space is built full and has access to the basement.		
Second Floor:	The second floor is a floor-through office, which has a kitchen, a half bathroom, a conference room and two office rooms. To the back is the balcony, which has great sunlight. This unit has 10' ceilings.		
Third & Fourth Floors:	The third and fourth floors is a two-bedroom, two bathroom duplex apartment. The unit has a big living room, with a dining area. The kitchen has top of the line appliances. The floors have 10' ceilings each		
	The building is newly renovated and individually metered for gas and electric. There is a gas water heater and separate HVAC for heating and cooling to all the units.		
	The property is a great user opportunity , a user can have a business on the ground floor and use the second floor as an office. The third and fourth floor duplex apartment can be rented for income.		
	The building is also a great investment opportunity , an investor can always rent to store for top dollar since it's a top location area.		

The second floor can be built full to create a bigger commercial space. The unit can also be converted into a two bedroom apartment. The duplex unit can be developed into a triplex unit because of the 510 square feet of air rights which can be added on top.

The property is one block from Whole Foods and west 125th Street which has great traffic. The 2 and 3 trains is on West 125th Street & Lenox Avenue.

Revenue:

	<u>Unit</u>	<u>Description</u>	<u>Unit Type</u>	<u>Revenue</u>	<u>LXP</u>
First Floor:	Store	Office	Commercial	\$8,500	12/30/25
Second Floor:	1	Office	Commercial	\$3,000 Proj	Vacant
Third & Fourth Floor Duplex:		4-Bedroom Duplex Apt	Free Market	<u>\$4,800.00</u>	
				<u>\$16,300.00</u>	
				\$195,600	

Monthly Inc:

Annual Inc:

Expenses:

Real Estate Taxes:	\$20,981.60
Water & Sewer:	\$2,500.00
Insurance:	\$3,500.00
Heat (Gas): Paid By Tenants	\$0.00
Electric: (common areas)	\$1,200.00
Repairs & Maintenance:	<u>\$1,800.00</u>
Total Annual Expenses	\$29,981.6

Net Operating Income: \$165,618.4

ASKING PRICE: \$4,500,000

For Further Information or Inspection, Please Contact

Sales Agent:

Kervin Vales (212) 396-8244 Or Cell 917-564-5242

















