

United Victor Realty, LLC

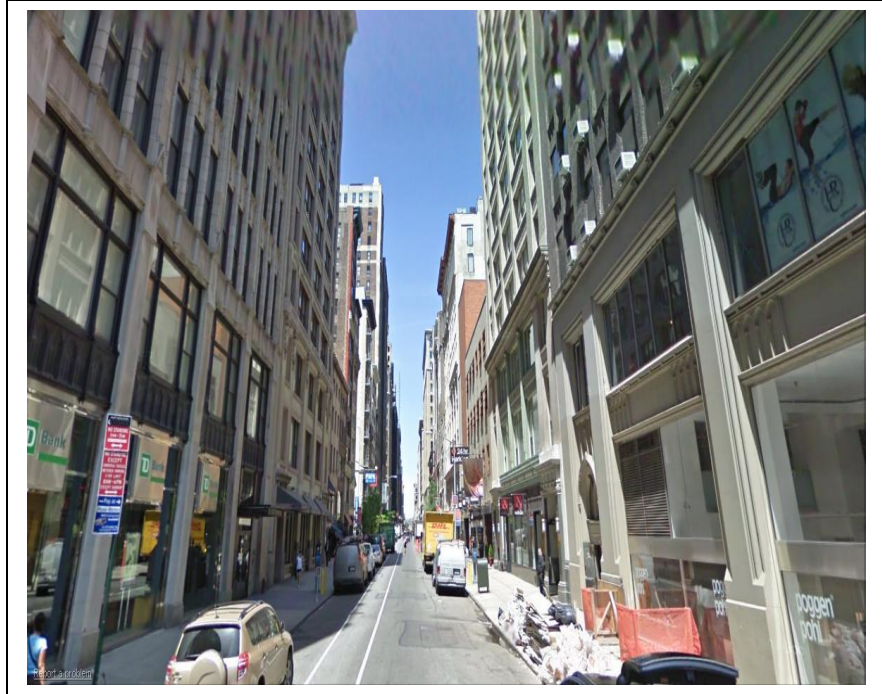
Looking for Income Producing Real Estate Investments? Call today 917 251 3834

Email: Jack.elmann@gmail.com **Best way to contact**

20+ Story; 300,000+ sf.Office Tower (On Avenue)

AAN East 21st Street, New York, NY 10010

- Price:
- **\$320,000,000**
-
- Building Size:
- 300,000 SF
-
- Price/SF:
- \$1,066.67
-
- Property Type:
- Office
-
- Property Sub-type:
- Office Building
-
- Property Use Type:
- Investment
-
- Cap Rate:
- 5.50%
-
- Tenancy:
- Multiple



Description

Excellent For 1031 Exchange... 20+ Story High Rise Office Tower w/ Over 300,000 sq/ft.... NOI: Approx: \$17,500,000. Please Contact Us For Financials and Other Relevant Info...

Agreements...

Due to confidentiality reasons, In some occasions commercial sales have to be managed with the utmost & strictest confidentiality. Legally bound to silence via Confidentiality, Non-Disclosure and Non-Circumvent Agreements.

- Actual
-
- Net Operating Income
- \$17,600,000

The information contain herein has either given to us by the owner of the property or obtained from sources that we deem reliable we have no reason to doubt its accuracy but we do not guarantee it. All zoning, building footage and uses must be independently verified, Vacancy factors use only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is depend upon these estimates and assumptions made above ,as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. **THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN**