

25' Wide Mixed-Use Building For Sale

EAN _ Third Avenue

In the forties Future Development Site

Price: \$7.5 Million (Make an offer)

Location:	on third Ave in the 40ths streets
Building Class:	(C7) Stores, Apartments Above
Lot Dimensions:	25 x 95 (Approx.)
Lot Size:	2,375 SF (Approx)
Building Dimensions:	25 x 60 (Approx.)
Stories:	Five (5)
Gross Square Footage:	8,025 (Approx.)
Units:	1 Commercial /7 Residential
Zoning/ F.A.R.:	C5-3 /15
Total Buildable SF:	35,625 (Approx.)
Assessment:	\$614,250 (10/11)
R.E. Taxes:	\$87,839 (10/11) Tax Class 2B

Note: Total buildable square footage, air-rights and all potential uses should be independently verified

Property Description

A 25' wide, approximately 8000 square foot, 5 story 7 unit mixed-use building. Located on third Ave in the 40ths Street, the building is comprised of 1 retail stores, a floor through commercial unit and 7 apartments above (which will be delivered Vacant . The property's zoning designation is C5-3, yielding approximately 35,625 sq.ft. of air-rights representing a unique opportunity for any future residential, commercial or hotel development.

To receive the complete details on this property, kindly submit Letter of Intent and Proof of Funds to the following:

**Mr. Jack Elmann
United Victor Realty,
2248 East 12th Street
Brooklyn, NY 11229**

REF: EAN _ Third Ave (In the 40th 's)New York NY
Kindly submit your request via Fax# (718) 375-0843 or via email to: jack.elmann@gmail.com
The Seller will release full details within 72-Hours.
Best regards.