

25' Wide Mixed-Use Building For Sale

AAN _ Madison Avenue

In the Thirty's Future Development Site

Price: \$8,750,000

Location: on Madison Ave in the 30ths 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 Story)
Gross Square Footage: 8,687(Approx.)
Units: 1 Commercial /1 Office /6 Residential _ 8 total
Zoning/ F.A.R.: C5-2 /10
Total Buildable SF: 23,440 (Approx.)
Assessment: \$432,000
R.E. Taxes: \$44,000 Tax Class 4

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

Property Description

A 25' wide, approximately 8600 square foot, 5 story 8 unit mixed-use building. Located on Madison Ave in the 30ths Street, the building is comprised of 1 retail stores, a floor through commercial unit, 1 Office Occupy the 2nd floor and 6 apartments above. The property's zoning designation is C5-2, yielding approximately 23,000 sq.ft. of air-rights representing a unique opportunity for any future residential, commercial or hotel development.

1st floor is vacant and was occupied for many years by a restaurant
2nd floor is occupied by a commercial tenant
3rd – 5th floor 6 apartments ...one is vacant

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: AAN _ Madison Ave (In the 30th'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.

Please click on the link below

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