

20' Wide Mixed-Use Building For Sale

TTK _ Avenue of the America

Price: \$5,200,000

Location: on 6th Ave in the 20ths streets
Building Class: (C6-2A) Stores, Apartments Above
Lot Dimensions: 20 x 73 (Approx.)
Lot Size: 1,478 SF (Approx)
Building Dimensions: 20 x 71 (Approx.)
Stories: Four (4 Story)
Gross Square Footage: 4,660(Approx.)
Units: 1st floor Retail /2nd floor Spa /3rd & 4th floor one tenant
Zoning/ F.A.R.: C6-2A /6.02
Total Buildable SF: 8,898 (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 20' wide, approximately 4600 square foot, 4 story 3 tenants mixed-use building. Located on Six Avenue in the 20ths Street, the building is comprised of 1 retail store, commercial unit, 1 Spa Saloon Occupy the 2nd floor and 1 tenant occupy the 3rd & 4th floor above. The property's zoning designation is C6-2A, yielding approximately 8,800 sq.ft. Of air-rights

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

All floors are leased. (The first floor is just now signing a New lease at \$19,000 per month).

Yearly Income: \$424,000
Expenses: \$112,000
NOI: \$312,000
Cap Rate: 6%

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: TTK _ Six Ave (In the 20th'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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