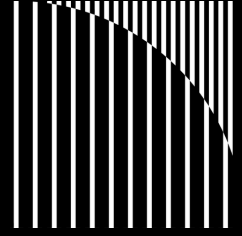


Rental Building | Hudson Yards

445 West 36th Street



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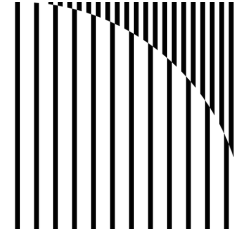
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Rental Building | Hudson Yards

445 West 36th Street



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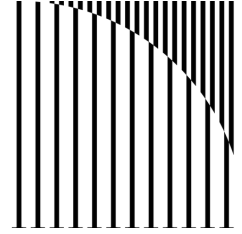
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Rental Building | Hudson Yards

445 West 36th Street



Location	445 West 36th Street, between 10th and Dyer Ave
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Building Sq. Feet	8,214 SF
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Building Dimensions	25' x 51'
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Lot Dimensions	25' x 98.75'
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Zoning type	R8A
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Possession	Immediate
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Price	\$12,998,000
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FAR	6,639 SF
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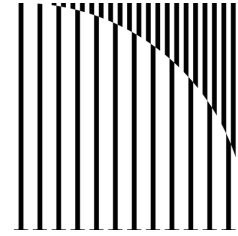
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Property Type | Neighborhood

445 West 36th Street

Location	445 West 36th Street, between 10th and Dyer Ave
Size: Ground Floor	1,105 SF Ceiling Height (apartments): 9'
Size: Floor 2-6	1,105 SF (each floor) Ceiling Height (apartments): 9'
Size: Backyard	47'6" x 25'

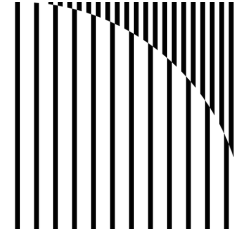
Availabilities	APTS
Floors 1	1, 2, 3, 4
Floor 2	5, 6, 7, 8
Floor 3	9, 10, 11, 12
Floor 4	14, 15, 16, 17
Floors 5	18, 19, 20, 21
Floors 6	22, 23, 24, 25
Face the front	(1, 4, 5, 8, 9, 12, 14, 17, 18, 21, 22, 25)
Face the backyard	(2, 3, 6, 7, 10, 11, 15, 16, 19, 20, 23, 24)

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Rental Building | Hudson Yards

445 West 36th Street



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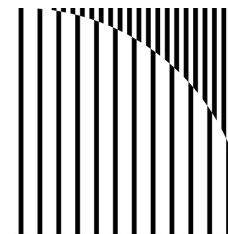
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Rental Building | Hudson Yards

445 West 36th Street Rent Roll

#	Apartment	Beds	Bath	FM/RS	Price	Status	Tr	Notes
	1		0	1 RS	\$1,246.81	Occupied		Rent Stabilized
	2		0	1 FM	\$2,900.00	Occupied		Backyard access
	3		0	1 FM	\$2,600.00	Occupied		Backyard access
	4		0	1 FM	\$2,430.00	Occupied		
	5		0	1 FM	\$2,395.00	Occupied		
	6		0	1 FM	\$2,300.00	Occupied		
	7		0	1 FM	\$2,499.00	Occupied		
	8		0	1 FM	\$2,295.00	Occupied		
	9		0	1 FM	\$2,595.00	Occupied		
	10		0	1 FM	\$2,395.00	Occupied		
	11		0	1 FM	\$2,495.00	Occupied		
	12		0	1 FM	\$2,100.00	Occupied		
	14		0	1 FM	\$2,395.00	Occupied		
	15		0	1 FM	\$2,450.00	Occupied		
	16		0	1 FM	\$2,850.00	Occupied		
	17		0	1 FM	\$2,160.00	Occupied		
	18		0	1 FM	\$2,548.00	Occupied		
	19		0	1 FM	\$2,600.00	Occupied		
	20		0	1 FM	\$2,200.00	Occupied		
	21		0	1 FM	\$2,200.00	Occupied		
	22		0	1 FM	\$2,379.00	Occupied		
	23		0	1 FM	\$1,970.00	Occupied		
	24		0	1 FM	\$2,020.00	Occupied		
	25		0	1 FM	\$2,150.00	Occupied		
	total				\$56,172.81	Occupied		

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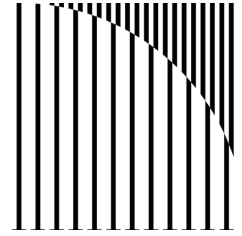
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Property Type | Neighborhood

445 West 36th Street



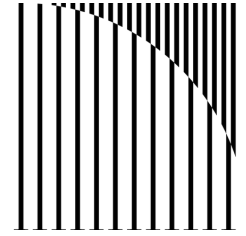
Property	445 WEST 36TH STREET
Price	\$12,998,000
Annual Expenses	\$240,000
Annual Rent	\$674,064
NOI	\$410,396
CAP	3.4%

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Rental Building | Hudson Yards

445 West 36th Street

This is a RARE Investment OPPORTUNITY to own a fully occupied rental building. The building, which is well run, is in walking distance to the Hudson Yards, with all its amenities, shopping and restaurants. The building is nestled between many new buildings on 36th street and just around the corner from the long-established Glass Farmhouse Condo along with the Baryshnikov Arts Center on West 37th. The property is a 25 ft wide, 6 story fully occupied building that was built in 1900. It currently has 24 rental apartments. Each apartment is a studio and 2 of the ground floor units share outdoor space. Several units have been renovated; The basement is well maintained with all updated utilities. This could also be a great New Development opportunity. There is only one rent stabilized apartment and the remaining 23 apartments command fair market rent. Zoning permits the add on of more floors to the building.



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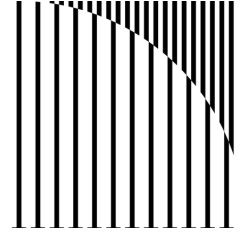
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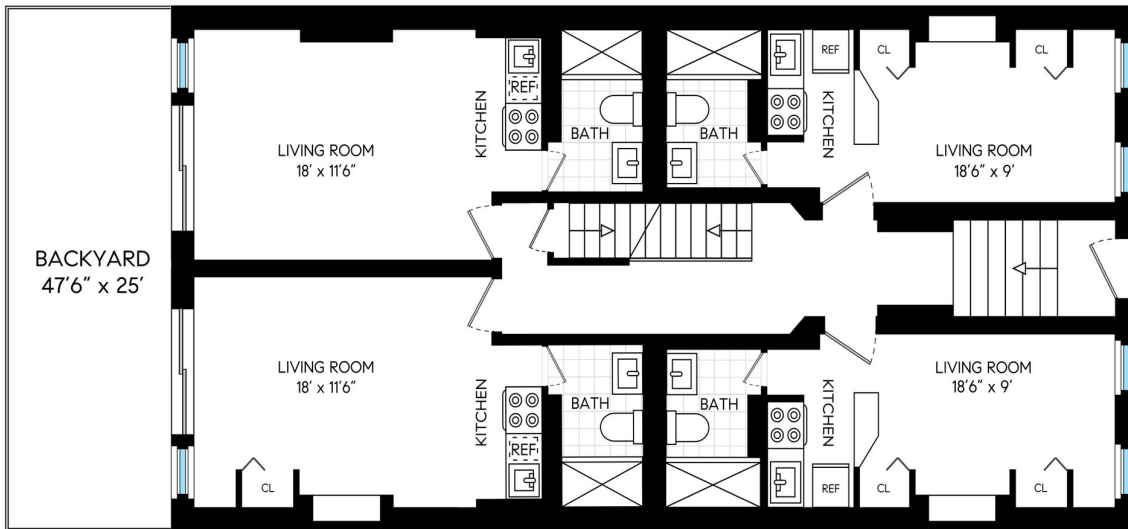
Rental Building | Hudson Yards

445 West 36th Street



1st Floor Floor Plan

445 WEST 36TH ST, FLR 1, NEW YORK, NY 10018



CEILING HEIGHT 9'
INTERIOR SQFT 1105
EXTERIOR SQFT 1,109

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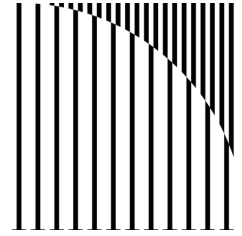
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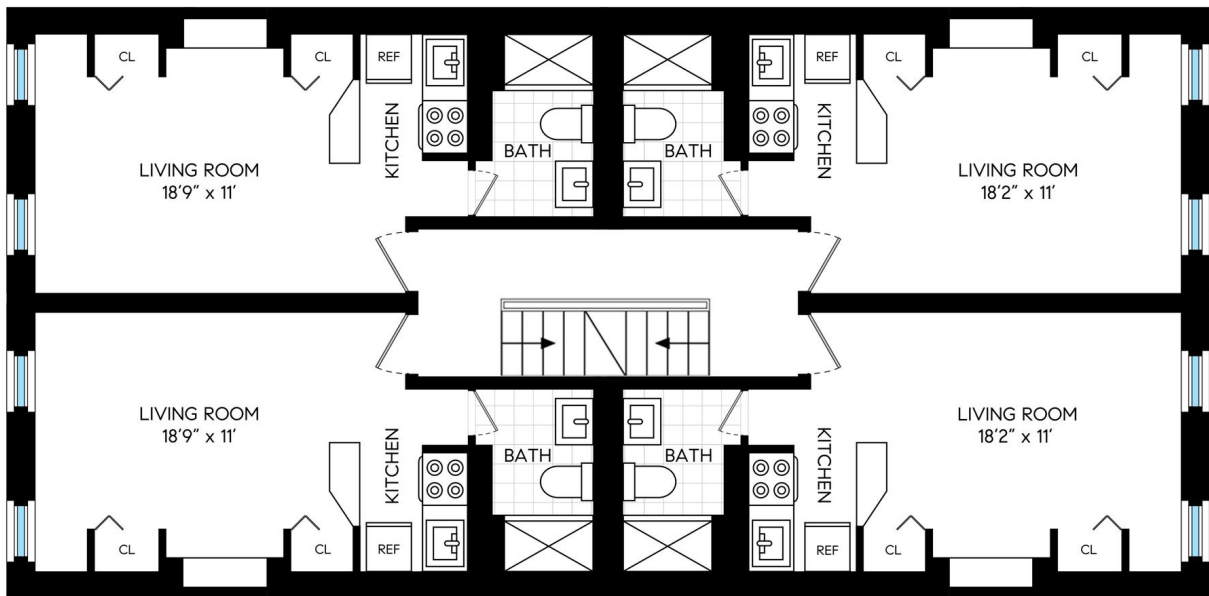
Rental Building | Hudson Yards

445 West 36th Street



2-6 Floors Floor Plan

445 WEST 36TH ST, FLR 2-5, NEW YORK, NY 10018



CEILING HEIGHT 8'6"
SQFT 1105

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