

MIDTOWN COMMERCIAL BUILDING FOR SALE

- FOUR-STORY Commercial Space
- LOT: 20' X 100.42', R8B, FAR 4
- 4.5% CAP, OVER 1,600SF BUIDABLE

212 E. 52ND ST, NEW YORK, NY 10022

Block-Lot: 1325-47



Price: \$7,000,000



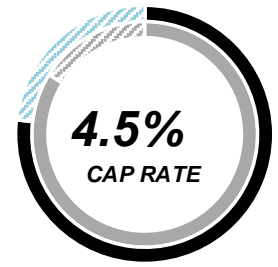
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PRICING ANALYTICS

\$7,000,000
 CONTRACT PRICE

PRICE PER SQUARE FOOT \$958
 TOTAL SQUARE FEET 7,300SF
 CURRENT CAP RATE 4.5%



As of 4/1/2020	2019
Income	495,623.28
Expense	
19/20 RE Tax	163,504.00
Con Ed	2,910.00
Elevator	4,662.00
Insurance	12,062.00
Sprinkler	1,000.00
Telephone	480.00
Total annual expenses	184,618.00
Net Operating Income	311,005.28
Sale Price	7,000,000.00
Cap Rate	4.44%



Description

Block/Lot: 1325-74 Lot Size:20' X 100.42'

MOTIVATED SELLER! Rare Opportunity to Four Story Commercial Building in Midtown East. CAN BE FOR RESTAURANT, CATERING CENTER, OR ENTERTAINMENT CLUB USE. Stable Income. Great of All Type of Investors.

RENT ROLL

Will Release after signing NDA

