

Sales Sheet

2350 Adam Clayton Powell Blvd, New York, NY 10030

Tel. 516-236-1260

Licensed Real Estate Broker Christopher Aigner

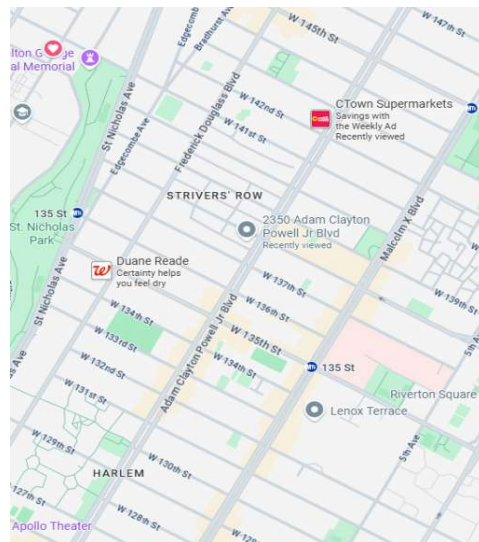
Aigner Real Estate, LLC

Price	\$2,900,000		
Description	Four-Unit Mixed Use - Cash Cow in Excellent Condition		
Address	2350 Adam Clayton Powell Blvd, New York, NY 10030		
Location	Prime area by Striver Row in Central Harlem. Mixed-Use property, gut renovated in 2014, with long-term tenant "Soul Cycle" on the ground floor and three 2BR/2B luxury units above. Tenants pay their own heat and hot water. Cash-cow building.		
Zoning	R7-2	Occupancy	100%
Building Class	Mixed Use	Landmarked	Yes
Year Built	1910	Year Renovated	2014
Sqft	4,942	BBL	1-2023-34
Price/Sqft	587		
Parking	Gated Communal Side Lot with Back Alley		
Roof	Resurfaced in 2018		
Heat/Hot Water	Mitsubishi Minisplits and Gas Water Tanks		
Commercial Tenant	Soul Cycle		
Commercial years remaining on lease	Two Years		



Area	Dimensions	Gross Squ. Ft.
Lot	20' x 78'	1,800
Commercial - One Unit	20' x 76'	1,520
Residential - Three Units	20' x 57'	3,420

Income/Expense	Lease Exp.	Current Monthly	Current Annual	Projected
Commercial Rent	2027	3,005	36,060	76,000
Apartment 1	2026	3,300	39,600	54,000
Apartment 2	2027	3,300	39,600	54,000
Apartment 3	2026	3,650	43,800	54,000
Expenses				
Taxes		(1,068)	(12,812)	(12,812)
Insurance		(937)	(11,249)	(11,249)
Water		(300)	(3,600)	(3,600)
Electric		(90)	(1,080)	(1,080)
Heat/Hot Water		-	-	-
General Repairs		(167)	(2,000)	(2,000)
Janitorial Fees		(762)	(9,144)	(6,000)
Net Income		9,931	119,175	201,259
Cap Rate			4.1%	6.9%



Contact Listing Agent:

Christopher Aigner

Licensed Real Estate Broker

399 Monroe St, Brooklyn NY 11221

Cell - 516 236 1260

Email - cjaigner@gmail.com