

Prime Retail/Residential Property for Sale

**52 W. 125<sup>th</sup> Street  
New York, NY 10027**

PLOT: 1,576, 15.58 x 100.92    ZONE:    C6-3, 125th i

Air-rights sold.

**100 % Rented With Below Market Rents.**

**Presently 3 Story, 4,500+/- SF, building with 1 retail tenant, 1 Comm. & 4 – Studio Units.**

**Listed @ \$2.8 Mill. 5.4+CAP, See. P. 3**

**Comments: Neighbors: Shake Shack, PLS Cash Checking, Insomnia Cookies, TJ Maxx, H&R Block, Bed Bath & Beyond, European Wax Center, Harlem Furniture, UPS, Wingstop, Smile Direct Club, Chase Bank, and Philly Pretzel Factory**

**225,000 people pass along 125th St daily.**

**More than 175,000 Metro-North commuters travel through the Harlem 125th station every day.**

**The 125th Street 4, 5, 6 subway station has an annual ridership of 8.97 million and the 125<sup>th</sup>, Street 2, 3 subway station has an annual ridership of 4.64 million.**

**For further details on this property contact:**

**BARRY FIELDS**

212-994-3203

\*E-Mail: [barry.fields@ccrny.com](mailto:barry.fields@ccrny.com)

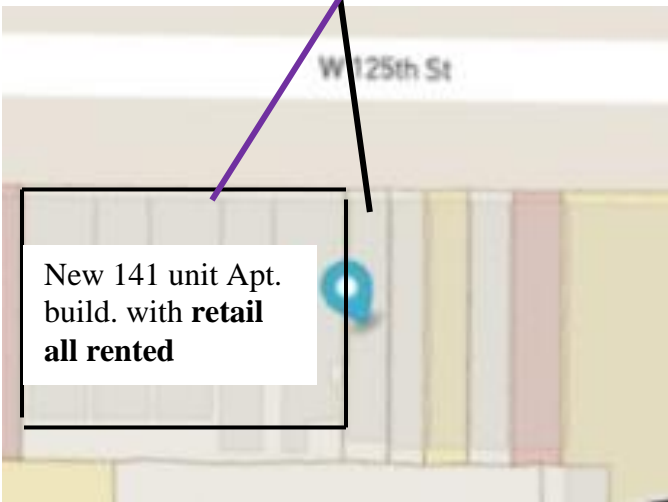
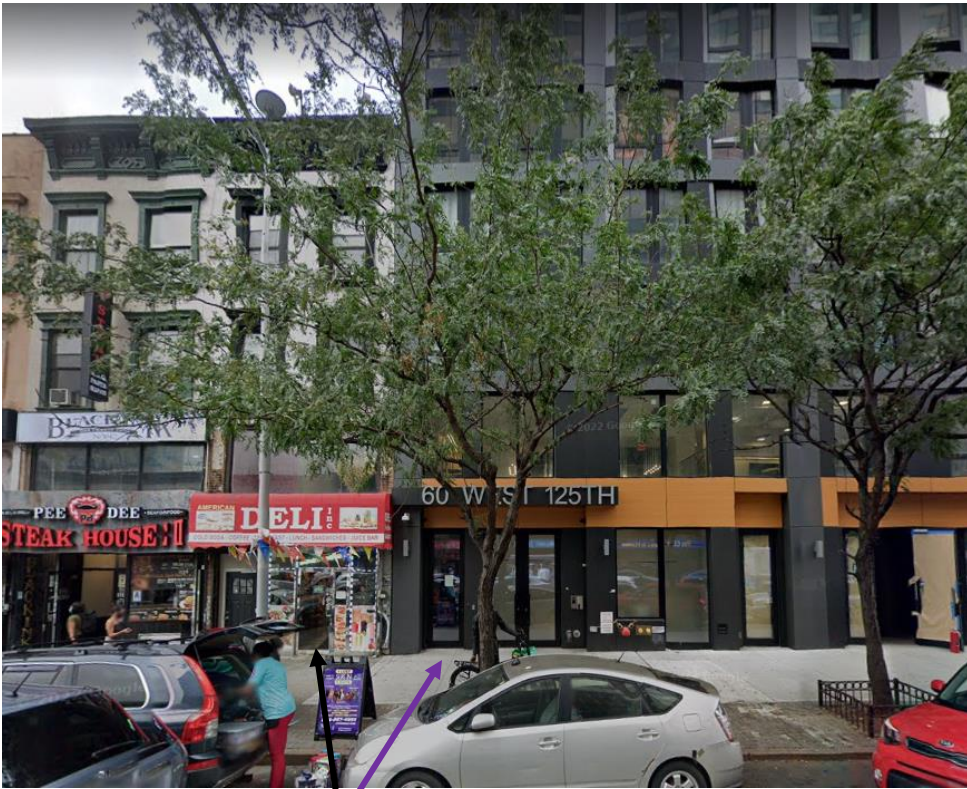
“Real Estate Weekly designated Barry as an “Industry Leader”



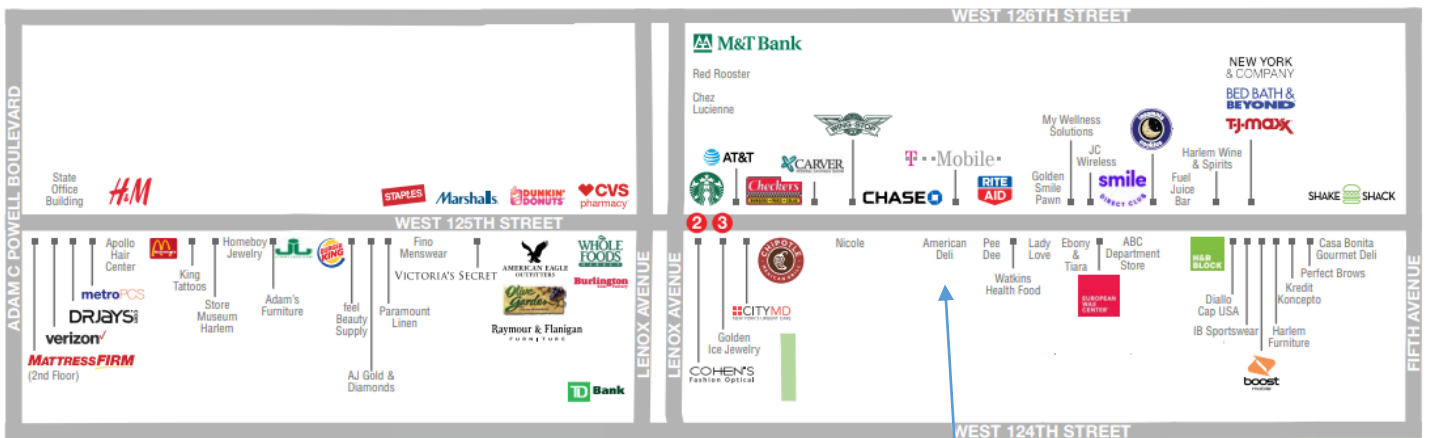
No Warranty or representation express or implied is made as to the accuracy of the information contained herein, and same is submitted subject n to errors, omissions, change of price or rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

**Buyer or Tenant must verify the information and bears all risk.**

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<b>Retail</b>	<b>SF</b>	<b>\$/Mo.</b>	<b>Tot Rent</b>	<b>Term</b>	<b>Est. Value</b>
Deli	1000	8,742	\$ 104,902	8/14/1931	150,000
rooftop antenna.		970	\$ 11,639	Mo-Mo.	11,639
<b>Residential</b>					
2f Suddreth, Dewayne		1,600.00	\$ 19,200	6/30/2023	21600
2r Simmons, Brittany		1,550.00	\$ 18,600	10/14/2022	21600
3f Coleman, Stacy		1,575.00	\$ 18,900	10/14/2022	21600
3r Smith, Kentrel W.		1,609.00	\$ 19,308	6/30/2023	<u>21600</u>
			\$ 192,549		\$ 248,039
<b>Taxes</b>			\$18,341		
Water/sf	0.53	5,568	2,951		
Insurance/sf	0.75	5,568	4,176		
heat fuel/sf	1.25	5,568	6,960		
Electricity/sf	0.15	5,568	835		
Maint. / ut	500.00	3	1,500		
sup/ mo	250.00	3	750		
Est. Exp.			35,513		
Mgt.	3%		5,776		
Est tot Exp.			<u>41,290</u>		
Est. NOI			\$ 151,259		