

FOR SALE

388 Audubon Ave.

New York, NY 10033 / 184th Street.

Three-Story Walkup Townhouse
2 Apartments + 1 Store

Fort George Neighborhood Of Upper Manhattan
Across From
Yeshiva University



CURRENT INCOME

- Apartment #1 Vacant NA
 - Apartment #2 Leased \$1,620
 - Retail Space Leased \$1,885
- Annual Income: \$42,060

PROJECTED INCOME

- Apartment #1 \$2,000 *Free Market*
 - Apartment #2 \$2,000 *Free Market*
 - Retail Space \$3,000
- Annual Income: \$84,000

ESTIMATED EXPENSES

- RE Taxes: \$5,820
 - Insurance: \$4,428
 - Gas Boiler: \$1,740
 - Electric: \$2,988
 - Water & Sewer: \$3,396
- Total Expenses: \$18,372

NOTES

- **Apartment #1:**
Free Market Rent. Delivered Vacant
- **Apartment #2:**
Free Market Rent. Expired lease. Month to Month to month. Has no electric meter. Landlord bills tenant
- **Retail Space:**
- Rent increases to \$1,950 on July 2024.
- Lease Expires August 2025.
- Pays \$350.00 monthly Electric
- Contributes to Real Estate Taxes

PROJ. INCOME: \$84,000.00
EST. EXPENSES: \$18,372.00
NOI: \$65,628.00

PRICE: **\$1,150,000**

Overview

- ADDRESS: 388 Audubon Avenue (185th st)
- CITY, STATE & ZIP: New York, NY 10033
- NEIGHBORHOOD: Fort George / Upper manhattan
- STORIES: 3
- RESIDENTIAL: 2 Large 1BR Units Apprx 650 sf
- COMMERCIAL: 1 Retail Store Apprx 700 sf
- BLOCK & LOT: 2157 - 21
- LOT SIZE: 1,080 sf
- LOT DIMENSIONS: 18ft wide X 60 ft deep
- BLDG. SIZE: 2,880 sf
- BLDG. DIMENSIONS: 18ft wide X 40 ft deep
- ZONING: R7-2
- FAR: 2.67 As Built
- YEAR BUILT: 1899



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