

# 4321 BROADWAY, NEW YORK, NY 10033

## WASHINGTON HEIGHTS

69 Residential Units    5 Commercial Units    Total 56,296 RSF

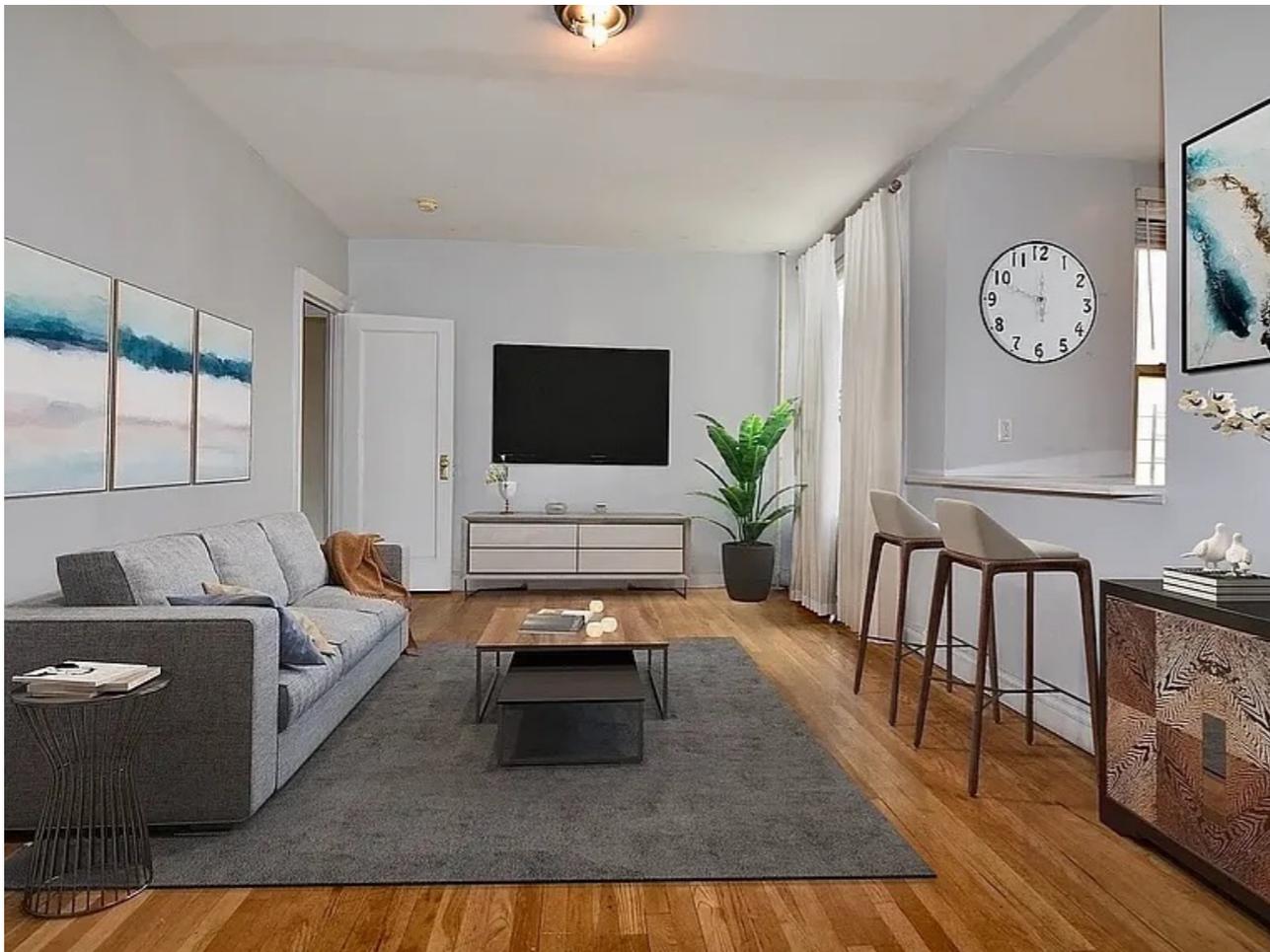


Prospective Buyers are solely responsible for performing due diligence and verifying facts. The material and information contained herein is based on information and sources deemed reliable; however, no representation or warranties of any kind is being made by the Broker, Seller or any of their representatives. Any reliance on the content of this Offering Memorandum and/or Due Diligence information is solely at your own risk.

# 4321 BROADWAY DETAILS

Property Address	4321 Broadway, New York
Residential Units	69
Residential SF	50,526
Lot Size	103 x 120
Zoning	R7-2, C8-3
Block - Lot	02180-0120

Neighborhood	Washington Heights
Commercial Units	5
Commercial SF	6,318
Year Built	1948
Corner Lot	NW Corner
Building Class	C7



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4321-4327 Broadway, New York, NY 10033

701-703 West 184th Street, New York, NY 10033

	<b><u>2025 ACTUAL</u></b>
<b>Rental Income</b>	<b>\$1,588,158</b>
<b><u>Expenses</u></b>	
Taxes	\$340,000
Insurance	\$92,452
Electricity	\$27,611
Gas & Heating Fuel	\$81,091
Water	\$15,910
Repairs & Supplies	\$35,000
Management Fee	<u>\$30,000</u>
<b>Total Expenses</b>	<b>\$622,064</b>
<b>Net Operating Income</b>	<b>\$966,094</b>

**OFFERING PRICE**

**\$15,900,000**



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**CONTACT**

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**OWNER DIRECT**