

OFF-MARKET DEAL

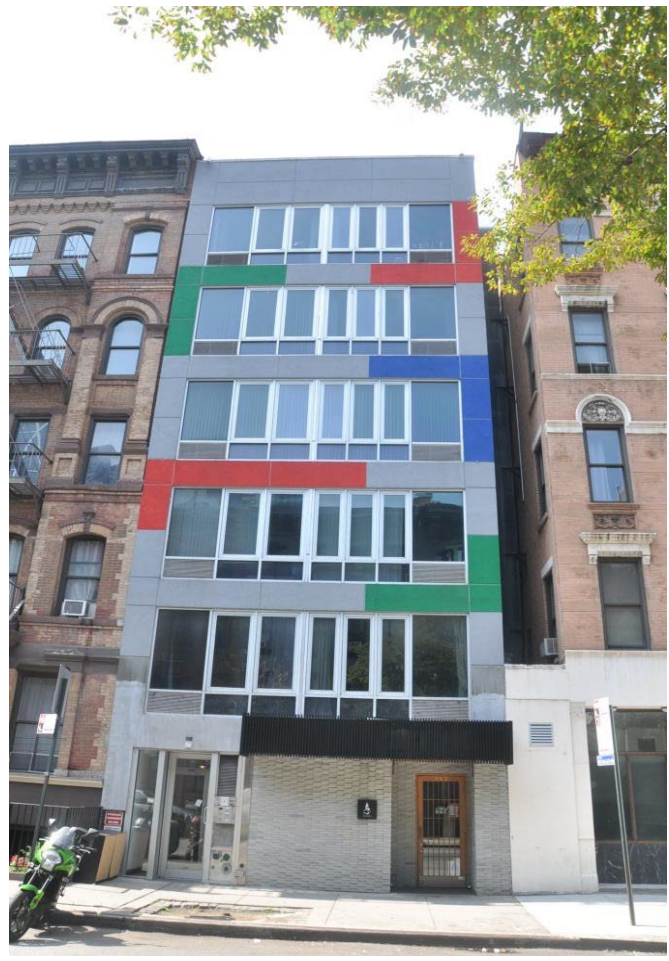
Mixed-Use in Midtown West

362 West 53rd Street, NY, NY 10019
PRICE: \$7,750,000

PROPERTY DESCRIPTION

A rare opportunity! 12,840 square-foot mixed-use building in the trendy Hell's Kitchen with 9 residential units and one retail spaces on an approximately 25-foot by 100-foot lot.

Great proximity to Columbus Circle, Central Park and many shops and restaurants. Call or email me for additional information information or inspection.



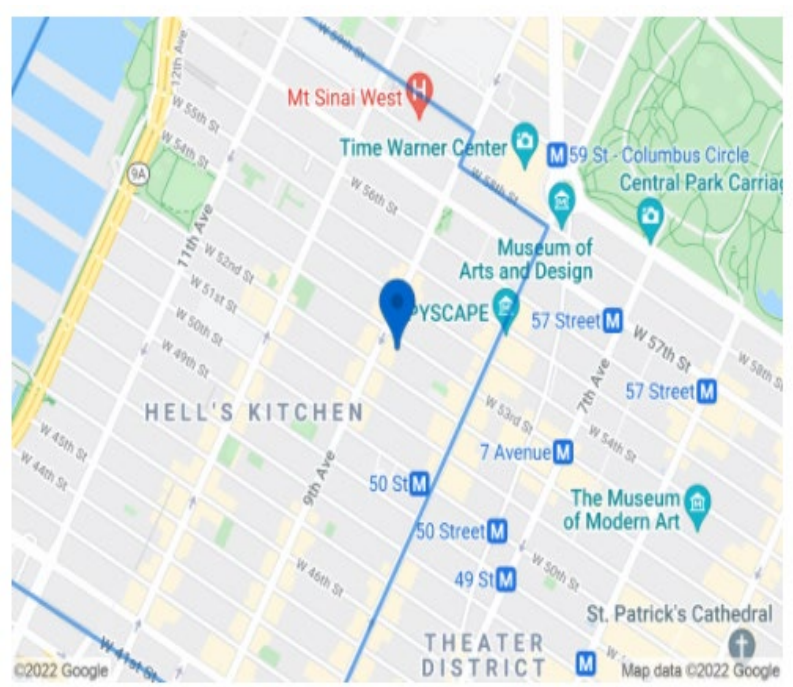
Nearby

TRANSPORTATION

- C E at 50th St 0.17 miles
- A C B D I at 59th St-Columbus Circle 0.23 miles
- B D E at 7th Av 0.27 miles
- I at 50th St 0.28 miles
- N Q R W at 57th St 0.31 miles

[View subway lines on Google Maps](#)

RE TAX	\$177,998.57
INSURANCE	\$13,146.00
WATER / SEWER	\$11,276.00
REPAIRS	\$36,500.00
MANAGEMENT	\$10,000.00
ELEVATOR MAINT.	\$4,551.00
MISCC	\$26,204.00
TOTAL EXPENSE:	\$279,675.57
PROJECTED NOI	\$310,000



FOR MORE INFORMATION, PLEASE CONTACT:



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omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

362 WEST 53RD STREET : RENT ROLL



Rent Roll 2024

Space	Status	Size	Current Rent	Expiration Date
Restaurant*		COMM	\$19,678	09/30/2027
2R	Rented	Studio	\$2,300	04/30/2023 (month to month)
2F	Rented	1br	\$2,400	03/31/2023 (month to month)
3R	Rented	1br	\$2,950	01/31/2025
3F	Rented	1br	\$2,850	10/31/2024
4R	Rented	1br	\$2,700	08/31/2023 (month to month)
4F	Rented	1br	\$3,400	01/31/2025
5R	Rented	1br	\$2,950	month to month
5F	Rented	2br -duplex	\$3,950	08/31/2024
PH	Rented	2br	\$4,750	01/31/2024
MONTHLY TOTAL:			\$47,928.00	
ANNUAL TOTAL:			\$575,136.00	

- **Restaurant is covering also part of the yearly taxes as following:
Year 2021 to 2024 : \$49,371**

362 WEST 53RD STREET : RENT ROLL



Douglas Elliman EST. 1911
REAL ESTATE

Rent Prediction

Restaurant	04/01/2021	03/31/2022	\$19,678
	04/01/2022	03/31/2023	\$20,268
	04/01/2023	03/31/2024	\$20,876
Optional 5 years:			
Year 2	04/01/2024	03/31/2025	\$22,577.75
Year 3	04/01/2025	03/31/2026	\$23,255.08
Year 4	04/01/2026	03/31/2027	\$23,952.75
Year 5	04/01/2027	03/31/2028	\$24,671.33
Residential increase:			
2.5% to 5% yearly			
Based on Market Prediction			