

# 587 TENTH AVENUE

AKA 500 WEST 43<sup>RD</sup> ST

COMMERCIAL BUILDING FOR SALE



BETWEEN WEST 42<sup>ND</sup> & 43<sup>RD</sup> STREET  
HELL'S KITCHEN | 10036

# COMMERCIAL BUILDING FOR SALE

587 Tenth Avenue



## DETAILS

TOTAL SF	6500 SF
# OF UNITS	6 Retail Units
CROSS STREET	W 42 <sup>nd</sup> & 43 <sup>rd</sup> St
BLOCK/LOT	1071/1002
LOT SIZE	100' x 52'
YEAR BUILT	1988
ZONING	C6-4
TAX CLASS	4
PROPERTY TAXES	\$138,000 (2023)
ASSESSED VALUE	\$1,278,000 (2023)

## COMMENTS

- Long Term Ownership
- Single Story Building
- Retail Condo
- Fully Leased

*PLEASE INQUIRE FOR PRICING GUIDANCE*



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587 Tenth Avenue



## FINANCIALS

RENT ROLL

UNIT	TENANT	SF LEASED	MONTHLY RENT	MISC RENT	ANNUAL RENT	LEASE START	LEASE EXP
BSMT	Storage	1275 SF	\$2,790.20	\$1,671.35	\$53,538.60	10/01/1995	09/30/2025
COMM 1	Pink Treezz	400 SF	\$6,500.00	\$88.56	\$79,062.72	12/19/2022	12/31/2032
COMM 2	Rosierae's	1975 SF	\$9,680.36	\$128.86	\$117,710.64	09/24/2015	03/31/2042
COMM 3	Happy Family	1150 SF	\$14,597.26	\$1,889.49	\$197,841.00	11/08/2019	09/30/2034
COMM 4	Strand Nail	700 SF	\$5,500.00	0.00	\$66,000.00	09/27/2006	07/31/2033
COMM 5	Gourmet Deli	1000 SF	\$12,000.00	0.00	\$144,000.00	06/08/2023	06/30/2038
<b>TOTAL</b>		<b>6500 SF</b>	<b>\$51,067.82</b>	<b>\$3,778.26</b>	<b>\$658,152.96</b>		

### GROSS INCOME

**\$658,153**

### EXPENSES:

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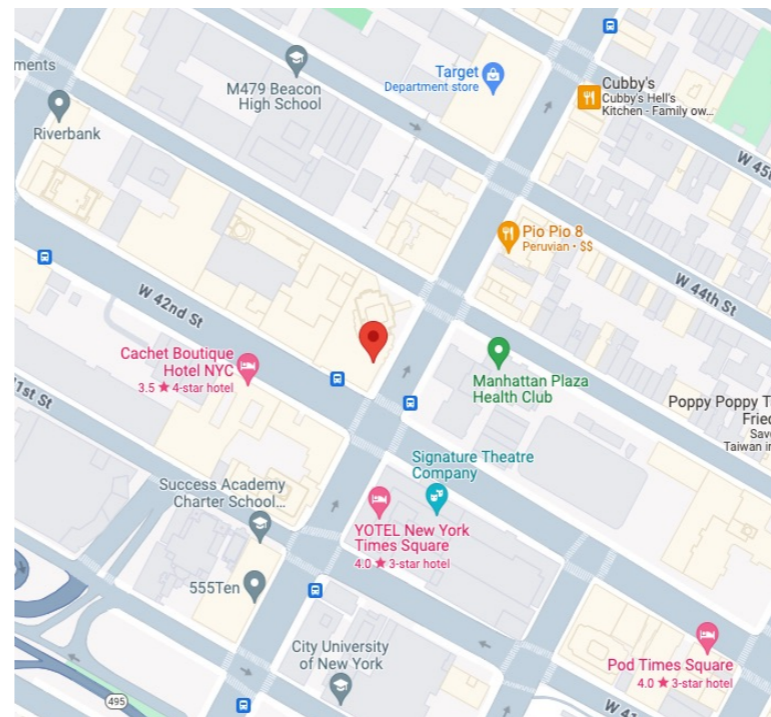
Taxes	\$138,000
Management (4%)	\$26,000
Condo Maintenance	\$9,400
Water & Sewer	\$35,000

### TOTAL EXPENSES

**\$208,000**

### NOI

**\$450,000**



### NEIGHBORS

- Cachet Boutique Hotel NYC
- Manhattan Plaza Health Club
- Pure Paws Veterinary Care
- West Side Steakhouse
- Meme Mediterranean
- The Purple Tongue
- Little Pie Company
- YOTEL New York
- Success Academy
- All Stars Project
- Omni Dry Cleaner

FOR MORE INFORMATION:

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