



\$11,800,000

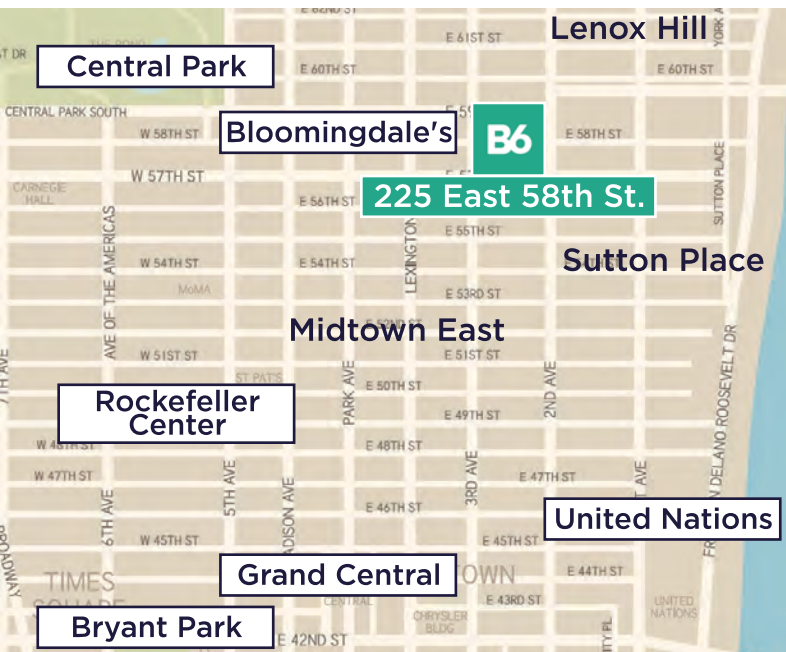
B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 225 East 58th Street (the "Property"). The Property is a premium turn-key mixed-use asset in the heart of Midtown Manhattan. The building features 10 free-market residential apartments and a retail store on the ground floor. The property was built in 2001 and features a full basement, shared roof deck, on-site laundry and bike storage. The Property has been meticulously maintained and offers a truly unique opportunity to acquire a premium asset with virtually zero required capital expenditure or renovation.

Property Information

Block/Lot	MN: 1332 / 14
Lot Dimensions	25' x 100.42'
Lot Area (SF)	2,511
Gross Square Feet	9,500
Rentable Square Feet*	10,925
Zoning	R8B
FAR	4.00
Zoning Floor Area	10,042
Assessment ('24-'25)	\$1,766,640
Taxes ('24-'25)	\$220,865

Highlights

- Fully Leased Mixed-Use with Significant In-Place Income.
- 10 Free Market Residential + 1 Commercial Store.
- 2001 Construction.
- Tenant Controlled HVAC / Split Units.
- On-Site Laundry, Bike Storage, Tenant Storage.
- Premium Midtown Location within Decoration & Design District: Adjacent Bloomingdale's Flagship, Bloomberg Tower, Countless Area Amenities and Public Transit.



*Total Square Feet includes legal cellar space and retail mezzanine.

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225 East 58th Street

Premium Turn-Key Mixed-Use Asset

FOR SALE

Revenue

Commercial

Unit	Status	Rentable SF*	Layout	Monthly	Annual	Rent/SF
Retail	Occupied	2,200 sf	Store	\$20,000	\$240,000	\$109/sf
Mezzanine	Occupied	1,063 sf	Storage	\$0	\$0	\$0/sf
Storage	Occupied	1,188 sf	Storage	\$0	\$0	\$0/sf
Total	1 units	4,450 sf		\$20,000	\$240,000	\$36/sf

Residential

Unit	Status	Rentable SF*	Layout	Monthly	Annual	Rent/SF
2A	Occupied - FM	446 sf	STUDIO	\$2,950	\$34,800	\$78/sf
2B	Occupied - FM	446 sf	STUDIO	\$3,100	\$34,200	\$77/sf
2C	Occupied - FM	595 sf	1-BDR	\$4,000	\$54,000	\$91/sf
3A	Occupied - FM	446 sf	STUDIO	\$2,925	\$34,200	\$77/sf
3B	Occupied - FM	446 sf	STUDIO	\$2,800	\$32,340	\$72/sf
3C	Occupied - FM	595 sf	1-BDR	\$3,495	\$47,400	\$80/sf
4A/5A (duplex)	Occupied - FM	1,050 sf	3-BDR	\$5,200	\$62,400	\$59/sf
4B/5B (duplex)	Occupied - FM	1,050 sf	2-BDR	\$5,200	\$62,400	\$59/sf
4C/5C (duplex)	Occupied - FM	700 sf	1-BDR	\$4,575	\$51,900	\$74/sf
4D/5D (duplex)	Occupied - FM	700 sf	1-BDR	\$3,950	\$47,400	\$68/sf
Total	10 units	6,475 sf		\$38,195	\$458,340	\$73/sf

Total		10,925 sf		\$58,195	\$698,340	\$74/sf
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*Rentable Square Feet approximate reflecting space loss due to common areas, lobby, hallways, stairwells, etc.

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New York State Housing and Anti-Discrimination Disclosure Form: <https://dos.ny.gov/system/files/documents/2021/03/2156.pdf>

Expenses

Real Estate Taxes (2024-2025)	<i>Actual</i>	\$220,865
Insurance	<i>\$1.00 / SF</i>	\$9,500
Water & Sewer	<i>\$0.50 / SF</i>	\$4,750
Heat / Gas (Common)	<i>\$0.50 / SF (Tenants Pay)</i>	\$4,750
Electric (Common)	<i>\$0.25 / SF (Tenants Pay)</i>	\$2,375
Repairs & Maintenance	<i>\$1,000 / Unit</i>	\$10,000
Super	<i>\$500 / Month</i>	\$6,000
Management	<i>2% EGI</i>	\$13,548
Total		\$271,788

Financial Summary

Gross Revenue (Actual)	\$698,340
Estimated Expenses	\$271,788
Net Operating Income	\$426,552



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