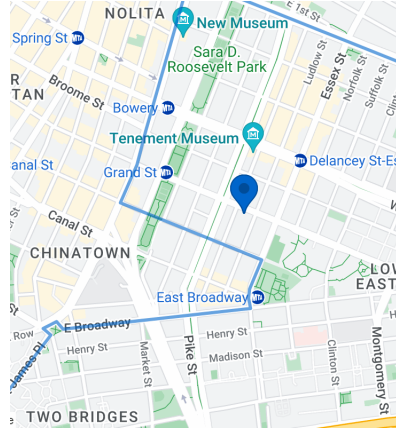


BUILDING FOR SALE \$4,600,000



329 GRAND STREET 3/F, NEW YORK NY 10002



Address: 329 Grand Street, New York, NY10002

Lot Size: 21.58 x 65 Building size: 22 x 65 Building Class: K4 Zoning: C6-2
 Maximum Usable Floor Area: 8,446 SF Usable Floor as Built: 3,493 SF
 Unused FAR 4,953 SF

3 Story brick building containing a commercial space on G/F, 2 newly renovated Full Floor 3 Bedroom Apartment on 2/F and 3/F. The current leases provides extensive potential upside. Located few minutes away from 3 Subway Stations & new Essex Crossing Mix-use Development.

Monthly Income

G/F – Retail Store	\$7,500 exp 8/28
2/F – 3 BR Apartment	\$4,750 exp 10/24
3/F – 3 BR Apartment	\$3,700 exp 9/25
Total:	\$15,950

Annual Income

G/F – Retail Store	\$90,000
2/F – 3 BR Apartment	\$57,000
3/F – 3 BR Apartment	\$44,400
Total:	\$191,400

Annual Expenses

Real Estate Taxes	\$28,074
Building Insurance	\$ 4,445
Water /Sewerage	\$ 5,245
Utilities:	\$ 4,126
Total:	\$41,923

For more information, please contact Kinyu Realty & Management John Yu 917-4005997 Andrey 718-450-6279

The information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should contact a careful, independent investigation of the property to determine to you satisfaction the suitability of the property for your needs.