

635
WEST
42ND
STREET

PARK
RIGHT
670 West 42nd St.

PARK
OPEN 24 HOURS



GARAGE RETAIL CONDO FOR SALE



MOINIAN

PARK
RIGHT
870 West 43rd St.



PARK
OPEN 24 HOURS



PARK
24
HRS.

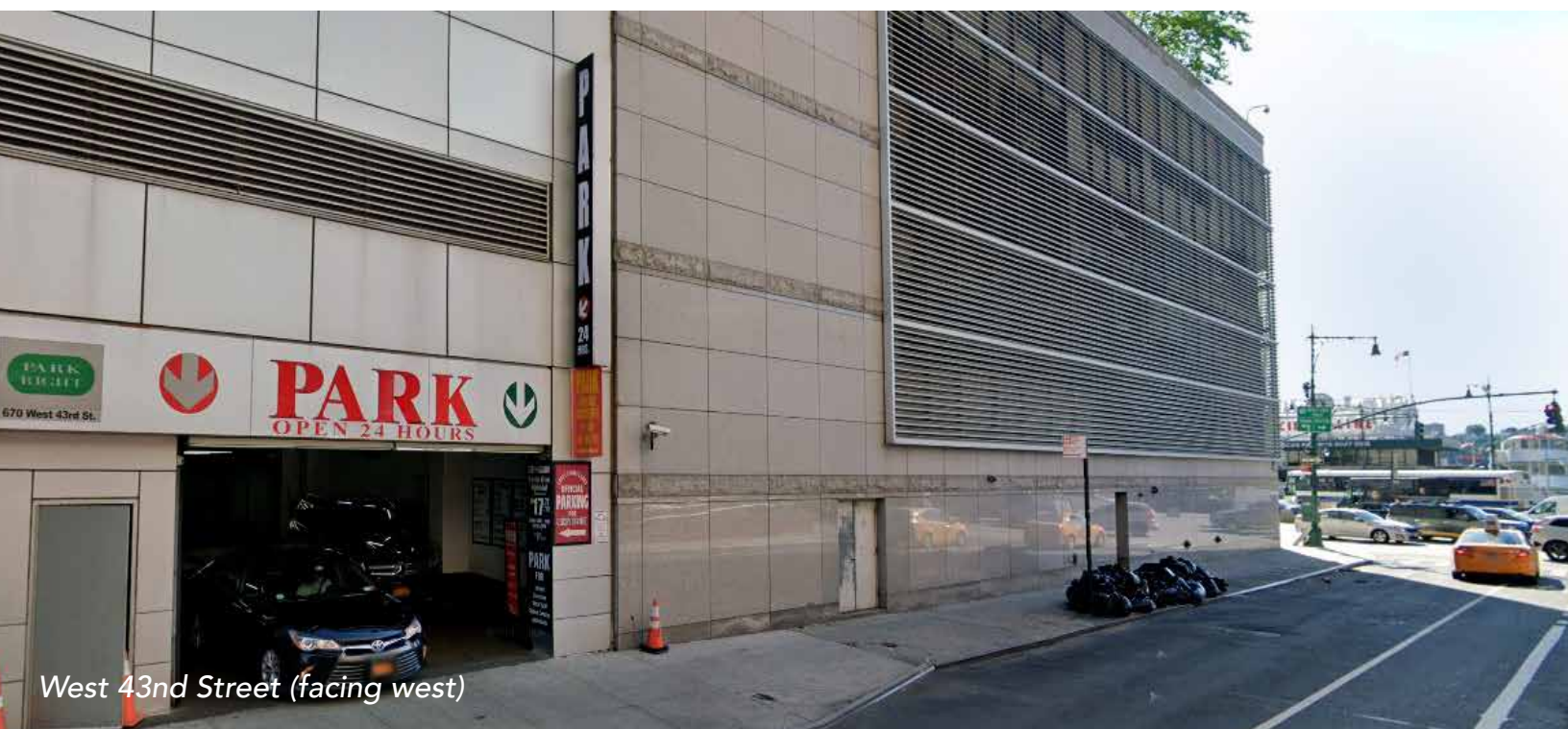
PARK
RIGHT
870 WEST 43RD ST.

ELECTRIC
VEHICLE
PARKING
AND
CHARGING
STATION

West 43rd Street (facing east)

Summary

Kassin Sabbagh Realty (KSR) has been retained to arrange for the sale of the Parking Garage Retail Condo located at 635 West 42nd Street – entrance on West 43rd Street, is positioned at the base of the esteemed Atelier condominium skyscraper. Situated in one of Manhattan’s most coveted locations, this Garage Retail Condo Space offers unparalleled visibility and potential for savvy investors. A rare opportunity to acquire a prime commercial property in the heart of Manhattan with a potential for stable cash flow and capital appreciation, this Parking Garage at 635 West 42nd Street represents a lucrative investment opportunity for discerning investors.



West 43rd Street (facing west)



Overview

Address	635 West 42nd Street New York, NY 10036
Property Type	Garage Retail Condo
Units	1
Legal Car Park Spots	100
Bike Spots	10



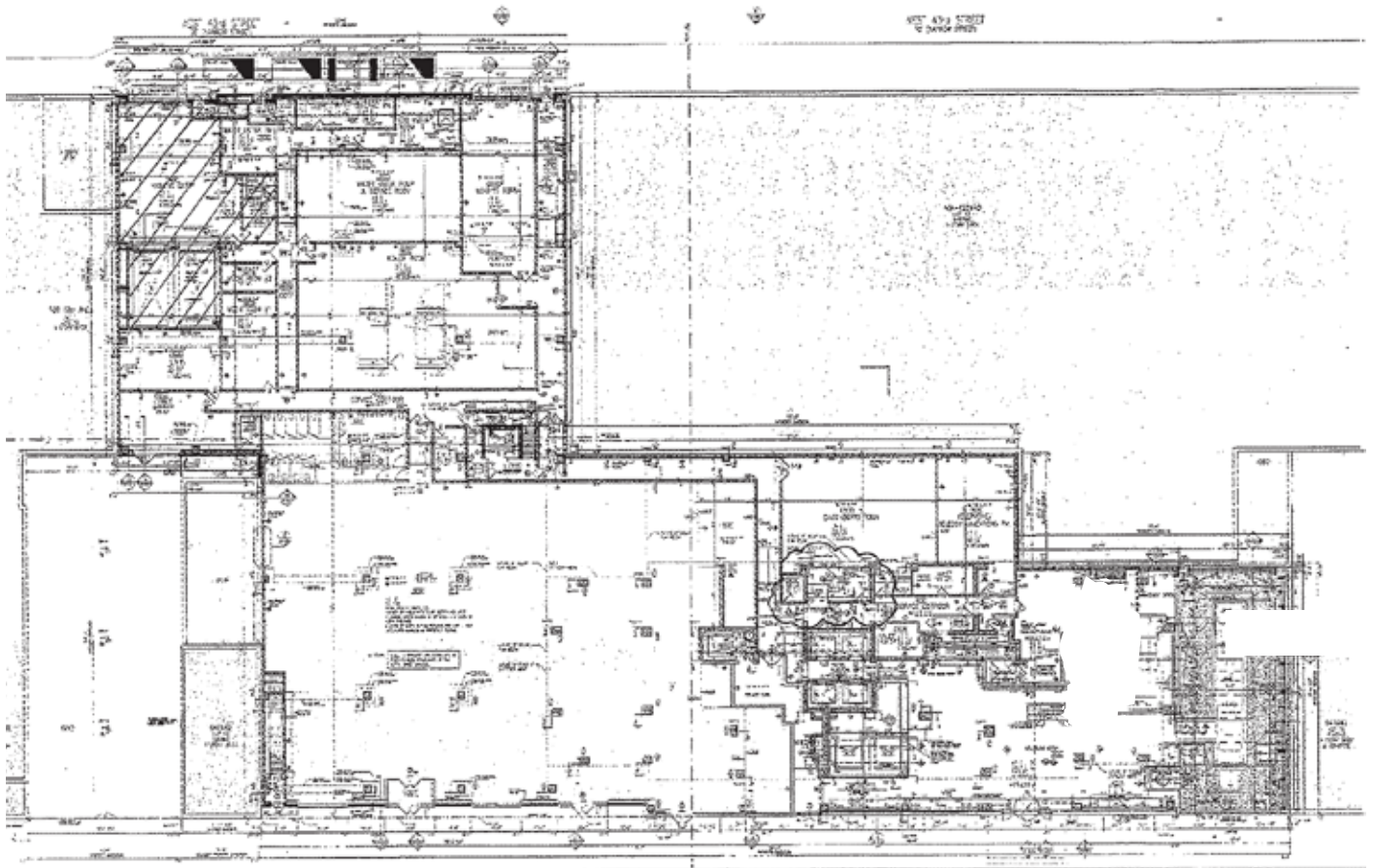
Interior



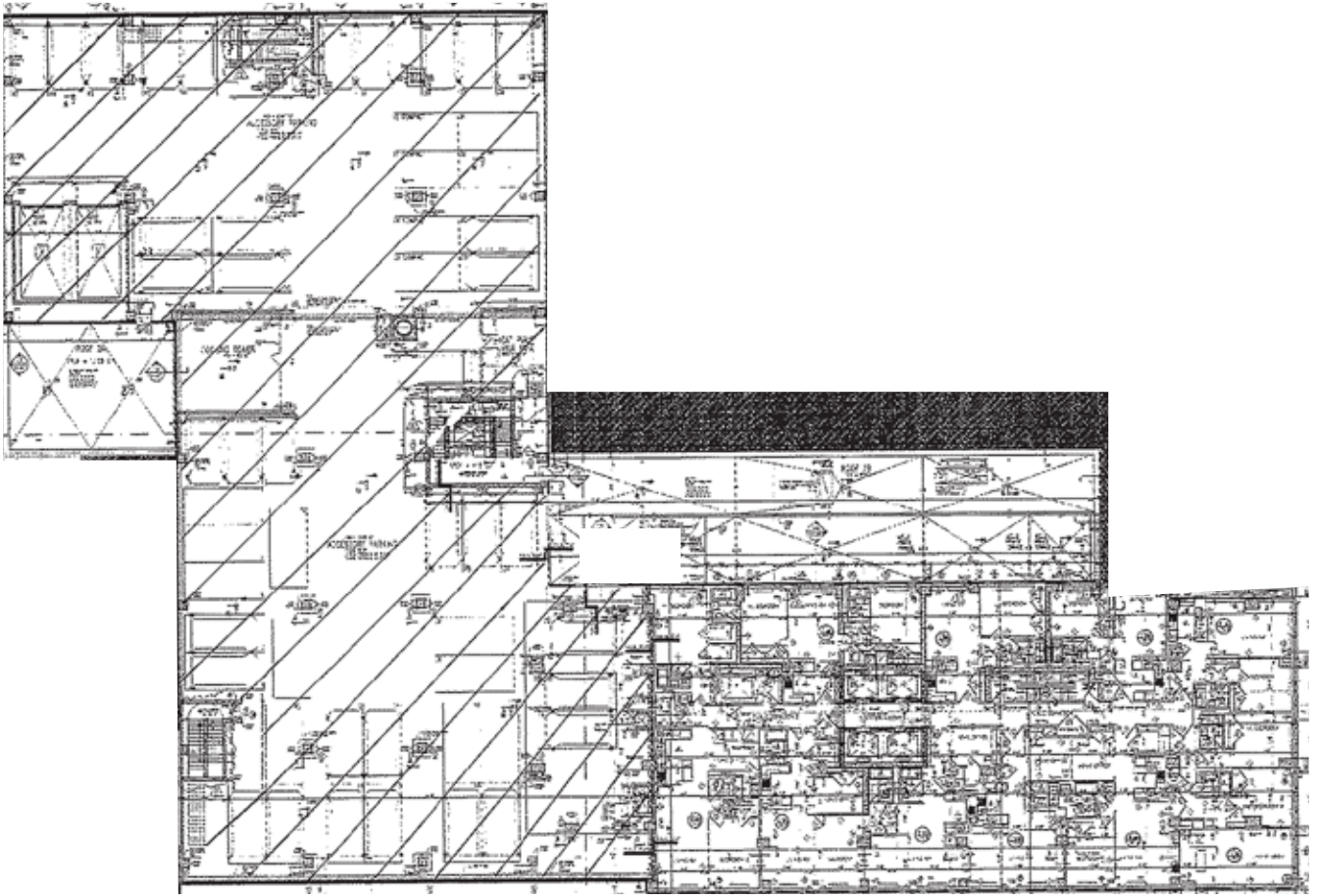
Interior



Floor Plan



Floor Plan



Financial

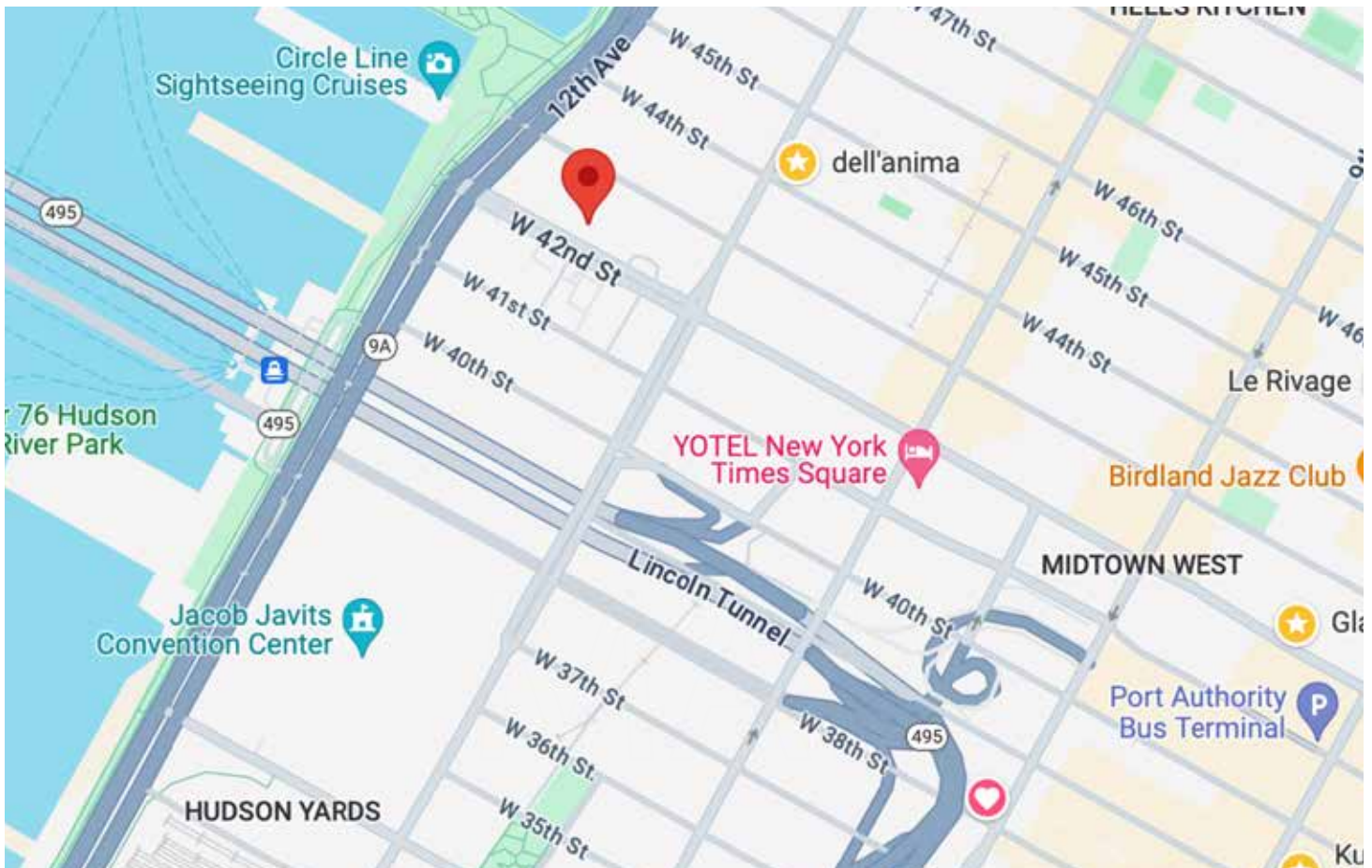
INCOME		
Rent - Retail		\$658,910.40
Rent Abatement (Contra)		\$0.00
Other Income	3%	\$2,768.15
TOTAL INCOME		\$661,678.55
OPERATING EXPENSES		
Repairs & Maintenance	3%	\$113,114.72
Utilities	3%	\$78.69
Real Estate Taxes	3%	\$125,555.35
Leasing Commissions		\$2,450.01
Insurance	3%	\$10,109.35
Administrative	3%	\$9,846.41
Violations - Penalties		\$292.54
TOTAL OPERATING EXPENSES		\$261,447.07
NET OPERATING INCOME		\$400,231.48

Rent Schedule	Monthly Rent	Annual Rent
10/1/2021 - 9/30/2027	\$54,909.20	\$658,910.40

Neighborhood

Nestled just north of the , the neighborhood surrounding 42nd St in NYC pulsates with an energy uniquely its own, beckoning entrepreneurs and investors alike to stake their claim in its bustling landscape. With its proximity to Times Square, the allure of this area is undeniable, offering a blend of modernity and history that captures the essence of midtown NYC.

The area offers an eclectic mix of world-class dining establishments, high-end boutiques and theater venues. The allure of this neighborhood is palpable, promising endless possibilities for those with a keen eye for investment. Significant public art such as Vessel; dynamic cultural institutions including The Shed; Edge, the tallest observation deck in the Western hemisphere; modern residences; 14 acres of public plazas, gardens and groves; and the world's first Equinox Hotel.



FOR MORE INFORMATION,
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