

246 East 48th Street

New York, NY, 10017



DELIVERED VACANT Virtually staged image. Please view listing for actual image.



Asking Price : \$5,238,000

PROPERTY INFORMATION

Block / Lot	01321-0031
Lot Dimensions	18.67 ft x 100.42
Lot Size	1,875 sf

TAXES

Current Tax Bill	\$65,497
Tax Class	1

BUILDING INFORMATION

Stories	4
Class A Units (HPD)	4
Class B Units (HPD)	N/A
Zoning	R8B
Building Lot	18.67 ft x 100.42 ft
Building Class	Three Families (CO)
Year Built	1970
Construction / Structure Type	Brick Masonry Ext Wall
Approx Bldg Sq Ft	4,473

BUILDING INFORMATION

FAR as Built	2.39
Facility FAR	4
Residential FAR	4
Allowed Usable Floor Area	7,500
Usable Floor Area As Built	4,481
Unused FAR	3,019
Class A Unit	4
Class B Unit	N/A

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GLOBAL PROPERTIES

246 East 48th Street

DELIVERED VACANT



PRO FORMA POTENTIAL RENTAL INCOME

Garden Apt	\$11,000	Apt 3	\$4,500
Apt 2	\$4,500	Apt 4	\$5,000

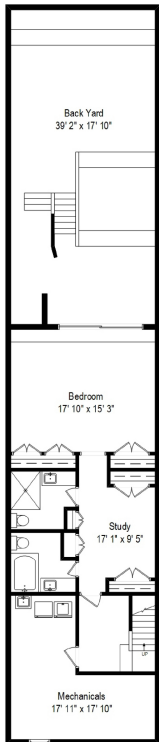
ESTIMATED ANNUAL EXPENSES

Home Insurance	\$2,000*	Electric, Landlord	\$900
Home Property Taxes	\$65,497	Electric, Tenant	Based on Tenant Usage
House Water	\$1,854*	Est. House Repairs	\$3,000
House Gas	N/A	Total	\$73,251

SEE PAGE 3 FOR DISCLAIMERS.

FLOOR PLANS

Lower Level



First Level



Second Level



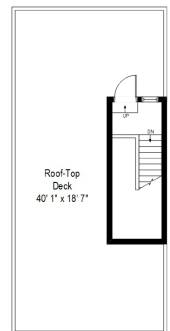
Third Level



Fourth Level



Roofdeck



Scan for video tour



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