

212 EAST 29TH STREET, NEW YORK, NY 10016

IPRG

EXCLUSIVE OFFERING MEMORANDUM

Free Market Mixed Use Building in Kips Bay



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MIXED-USE BUILDING IN KIPS BAY FOR SALE

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FREE MARKET MIXED USE BUILDING IN KIPS BAY FOR SALE

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FOR MORE INFORMATION,
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www.iprg.com

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INVESTMENT PRICING

212 EAST 29TH STREET





OFFERING PRICE
\$10,995,000

INVESTMENT HIGHLIGHTS

13 Apts & 2 Stores
of Units

9,941 (481 SF Below Grade)
Approx. SF

6.10%
Current Cap Rate

\$733,000
Price/Unit

\$1,162
Price/SF

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INCOME

UNIT	TYPE	CURRENT	LEASE END	RENT STATUS
Store East	-	\$6,180	11/30/2028	Pays 15% of RE taxes over 2013/14
Store West	-	\$4,405	06/30/2030	Pays 15% of RE taxes over 2014/15
1	3 Bed / 2.5 Bath	\$6,000	08/31/2026	FM
2	2 Bed / 2 Bath	\$5,400	08/31/2026	FM
3	2 Bed / 2 Bath	\$5,400	10/31/2026	FM
4	2 Bed / 2 Bath	\$5,600	06/30/2026	FM
5	2 Bed / 2 Bath	\$5,400	09/30/2026	FM
6	2 Bed / 2 Bath	\$5,600	06/30/2026	FM
7	2 Bed / 2 Bath	\$5,500	10/31/2026	FM
8	2 Bed / 2 Bath	\$534	N/A	RC
9	2 Bed / 2 Bath	\$5,400	09/30/2026	FM
10	2 Bed / 2 Bath	\$5,250	03/31/2026	FM
11	2 Bed / 2 Bath	\$5,600	09/30/2026	FM
12	2 Bed / 2 Bath	\$5,150	05/31/2026	FM
*13	2 Bed / 2 Bath	\$5,476	12/31/2026	RS
	MONTHLY:	\$76,896		
	ANNUALLY:	\$942,066		

* Apt. 13 - First Rent out of Rent Control

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EXPENSES

	CURRENT
GROSS OPERATING INCOME:	\$ 922,755
VACANCY/COLLECTION LOSS (2%):	\$ (19,226)
REAL ESTATE TAX REINBURSEMENT:	\$ 38,536
EFFECTIVE GROSS INCOME:	\$ 942,066
REAL ESTATE TAXES (2025/2026):	\$ 195,187
WATER AND SEWER:	\$ 5,283
ELECTRIC:	\$ 7,060
INSURANCE:	\$ 13,000
PAYROLL:	\$ 12,000
REPAIRS & MAINTENANCE:	\$ 10,037
MANAGEMENT (3%):	\$ 28,839
TOTAL EXPENSES:	\$ 271,406
NET OPERATING INCOME:	\$ 670,659

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PROPERTY INFORMATION

212 EAST 29TH STREET



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FREE MARKET MIXED-USE BUILDING IN KIPS BAY **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained by ownership to market 212 East 29th Street, a 93% deregulated mixed-use property located in the heart of Kips Bay, one of Manhattan's most established and centrally positioned neighborhoods.

Situated between Third and Second Avenue, the property benefits from immediate access to the 6 train, multiple bus lines, and close proximity to Midtown South, NoMad, and Gramercy. The neighborhood is anchored by NYU Langone Medical Center and surrounded by a strong mix of residential density, national retailers, restaurants, and neighborhood services, creating consistent foot traffic and long-term tenant demand.

The building consists of 13 apartments and 2 retail stores, with 11 of the 13 residential units deregulated. The high percentage of free-market units provides insulation against future expense increases while offering the next owner significant flexibility in driving rental growth.

Offered at a 6.10% cap rate at the asking price, this investment presents a rare opportunity to acquire a core Manhattan asset at an above-market return.

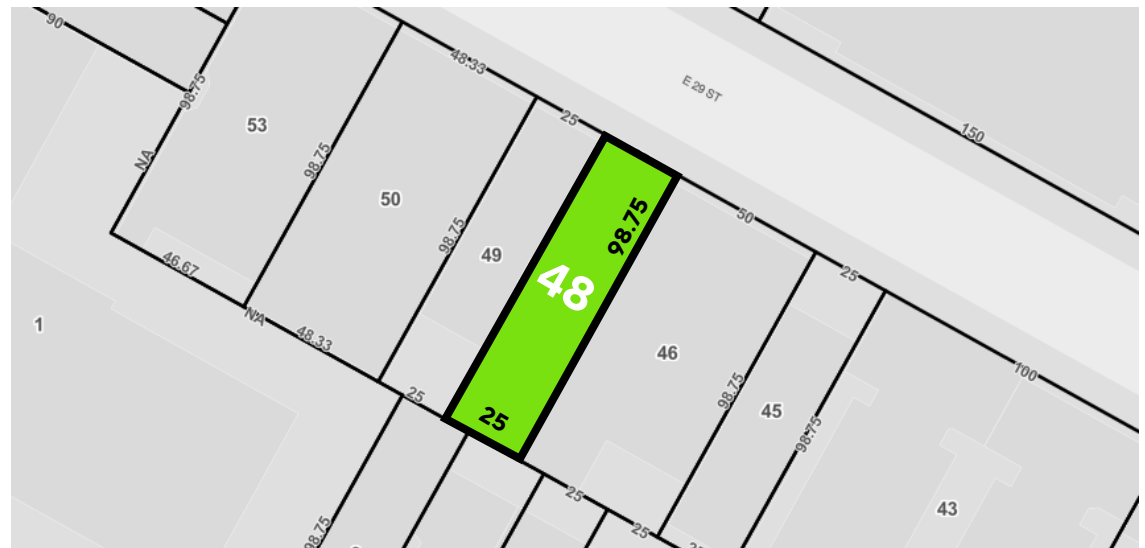
HIGHLIGHTS

- **Efficient, Highly Desirable Layouts:** Spacious 2-bedroom/2-bathroom and 3-bedroom/2-bathroom configurations with in-unit washer & dryer, a rarity for walk-up buildings, enhancing tenant demand and long-term rent growth potential.
- **Attractive In-Place Yield:** Offered at a 6.10% cap rate, providing investors with a strong going-in return for a core Manhattan asset.
- **Individually Metered Heating Systems:** Each residential unit is equipped with its own boiler, with tenants responsible for heat, minimizing owner exposure to rising utility expenses and improving expense control.
- **Prime Kips Bay Location:** Situated just blocks from Baruch College, Bellevue Hospital, and NYU Langone Medical Center, the property benefits from a deep and consistent renter pool. Additionally, the asset offers convenient access to major subway lines and is a short commute to Midtown South and Manhattan's premier office districts.

BUILDING INFORMATION

BLOCK & LOT:	0909-48
NEIGHBORHOOD:	Kips Bay
CROSS STREETS:	East 29th Street between 3rd & 2nd Avenue
BUILDING DIMENSIONS:	25 ft x 86 ft
LOT DIMENSIONS:	25 ft x 98.75 ft
# OF UNITS:	13 Apts and 2 Stores
APPROX. TOTAL SF:	9,941 (481 SF below grade)
ZONING:	R8B
TAX CLASS / ANNUAL TAXES:	Class 2 / \$195,187

TAX MAP



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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS

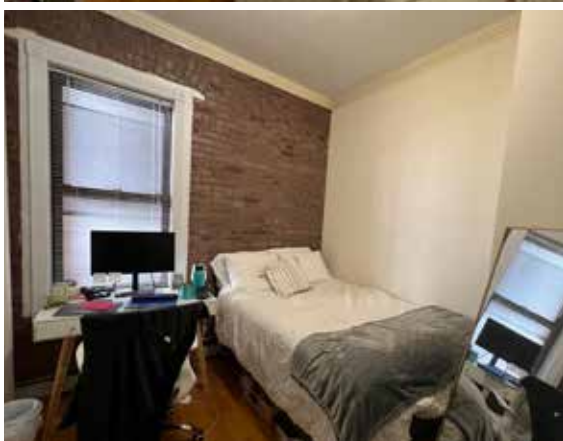
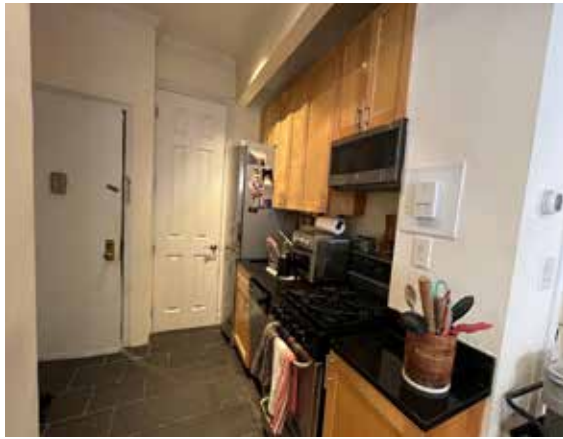


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FREE MARKET MIXED-USE BUILDING IN KIPS BAY **FOR SALE**

INTERIOR PHOTOS
UNIT 6



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FREE MARKET MIXED-USE BUILDING IN KIPS BAY **FOR SALE**

INTERIOR PHOTOS
UNIT 2



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INTERIOR PHOTOS
UNIT 13





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