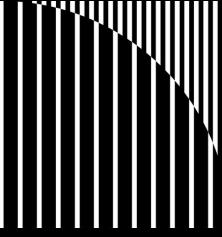


Retail | Midtown East



222 East 58th Street

Retail Condo (Ground Floor + Basement)



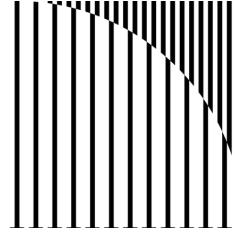
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Retail | Midtown East

222 East 58th Street

Retail Condo (Ground Floor + Basement)



The Property features approximately 50 feet of frontage with a striking wall of windows, offering excellent street visibility. It consists of approximately a 1,600-square-foot ground-floor commercial retail space and a 2,400-square-foot vented, finished basement. The ground floor is currently vacant, while the basement is occupied by Viva Events and Catering, a well-established catering company.

This offering presents an exceptional opportunity for both investors and end-users to own a retail condominium in Manhattan's highly desirable Midtown East neighborhood. End-users can occupy the ground-floor space while collecting rental income from the existing tenant on the lower level.

Highlights

- Midtown High-Traffic Retail for Lease or Sale
- Surrounded by Home Furnishing, Building Materials and Interior Design, Restaurants, Hospitals and Rockefeller University
- Extensive Transportation Nearby
- Long Frontage with Big Windows
 - (1) Two Separate Entrance & an Emergency Exit
 - (2) 4-Bathrooms
 - (3) 225 SF Outdoor Space
 - (4) Extra Water Line is in Place
- Basement - Occupied
 - (1) Finished and Fully Vented
 - (2) Occupied by a Well-Established Catering Company



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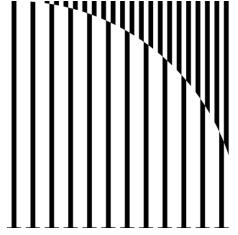
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222 East 58th Street

Retail Condo (Ground Floor + Basement)

Location Between 2nd & 3rd Ave,
The Center of Design District

Size: Ground Floor 1600 SF
Ceiling Height: 8'+

Size: Lower Level 2400 SF
Ceiling Heights: 8'

Frontage 50+ FT

Ceiling Height 8+ FT

Possession Immediate

Lease Type Direct

Price \$4,990,000

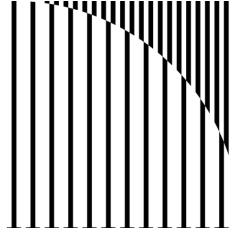
Major Tenants Viva Events and Catering (Basement)

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222 East 58th Street

Retail Condo (Ground Floor + Basement)

Asking Price

Price	\$4.99M
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Income

Actual Rent (Basement - 2400 SF)	\$205,284
Pro-forma Rent (Ground Floor - 1600 SF)	\$192,000
Total Annual Rent	\$397,284

Expenses

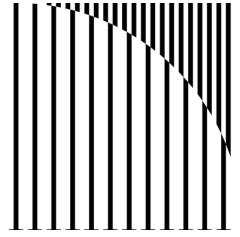
Common Charges	\$24,156
Insurance	\$5,887
Taxes	\$114,419
Total Annual Expenses	\$144,462

NOI

Net Income	\$252,822
CAP	5.1%

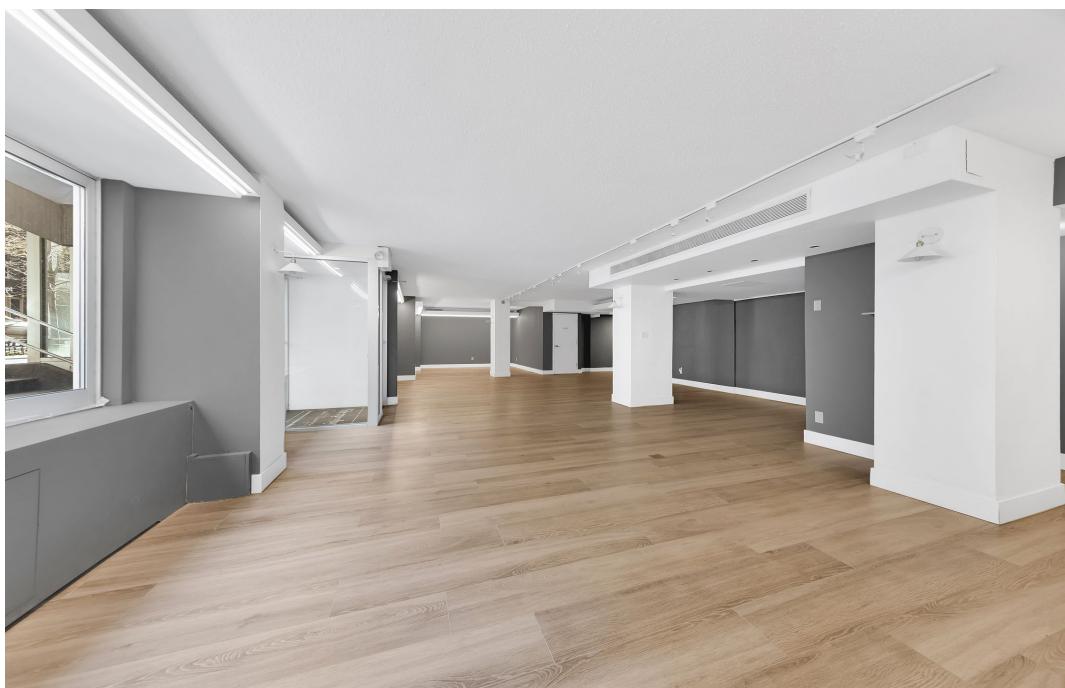
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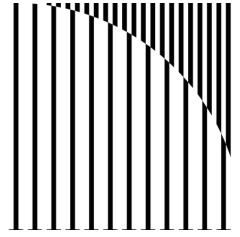
222 East 58th Street

Retail Condo (Ground Floor + Basement)



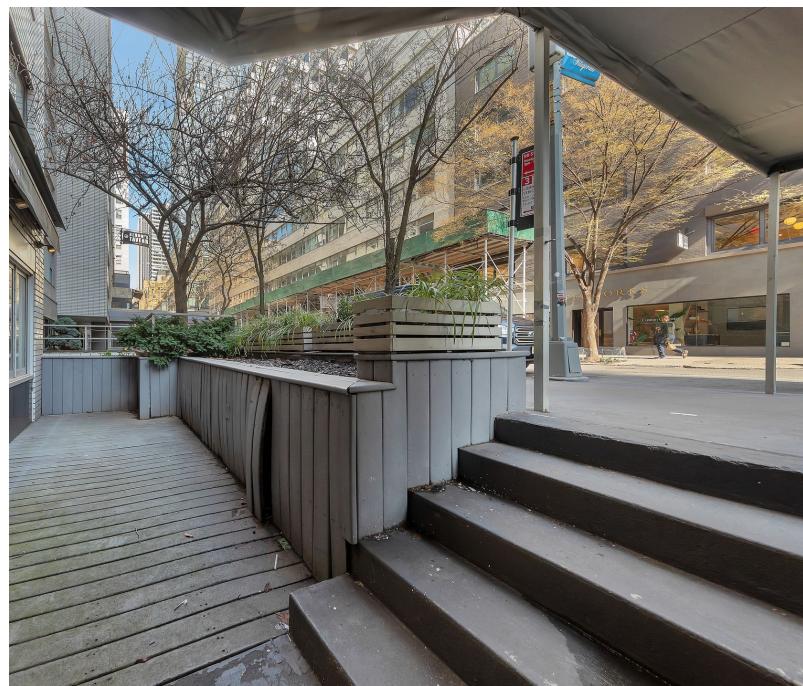
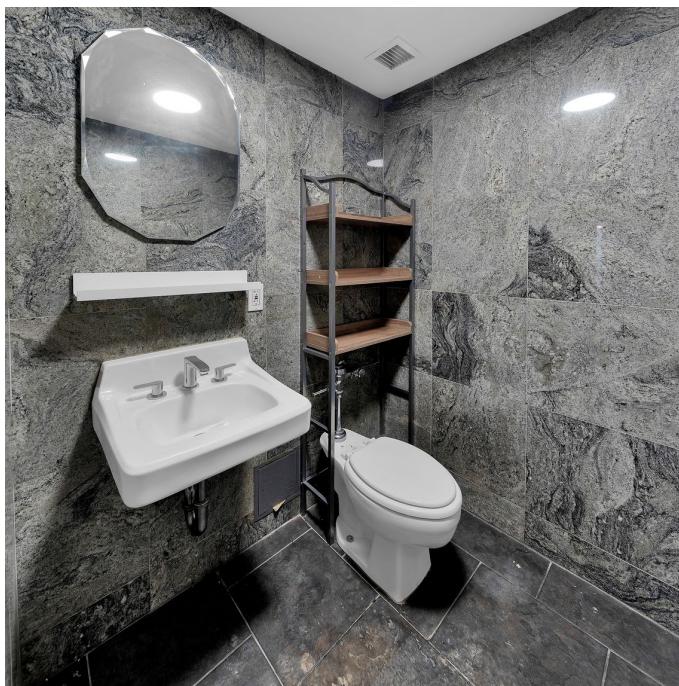
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222 East 58th Street

Retail Condo (Ground Floor + Basement)



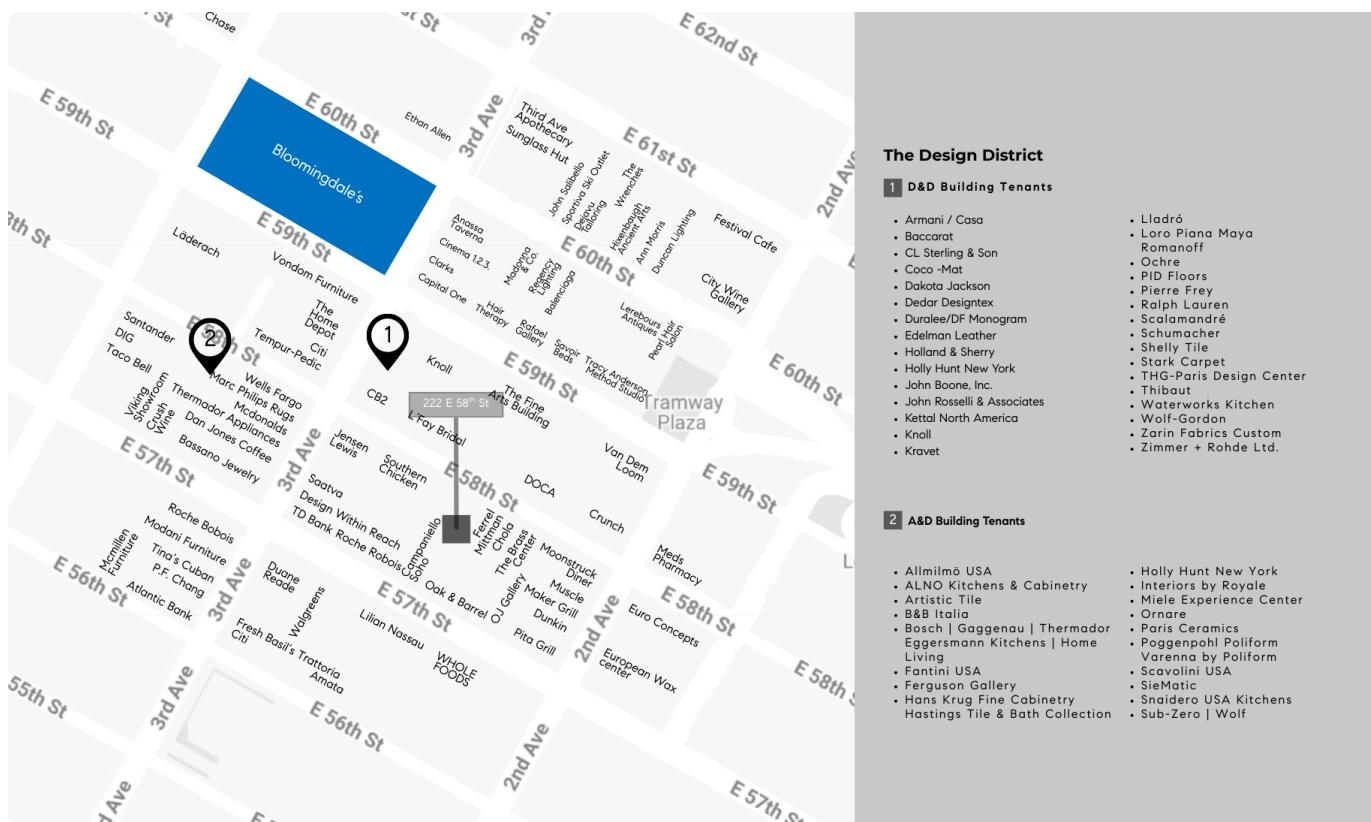
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222 East 58th Street

Retail Condo (Ground Floor + Basement)

Situated in Manhattan's Center of Design District, the Property is adjacent to the Decoration & Design (D&D) Building and The Architects and Designers (A&D) Building. It is surrounded by a vibrant mix of home improvement, furniture, and interior design stores, along with numerous restaurants. It is steps from Bloomingdale's, the Bloomberg headquarters, and just a few blocks from major hospitals and Rockefeller University. The location offers easy access to the Queensboro Bridge and is conveniently located just two blocks from the Lexington Avenue/59th Street subway station (serviced by the 4, 5, 6, N, Q, and R lines).



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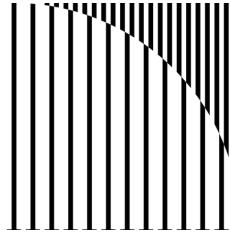
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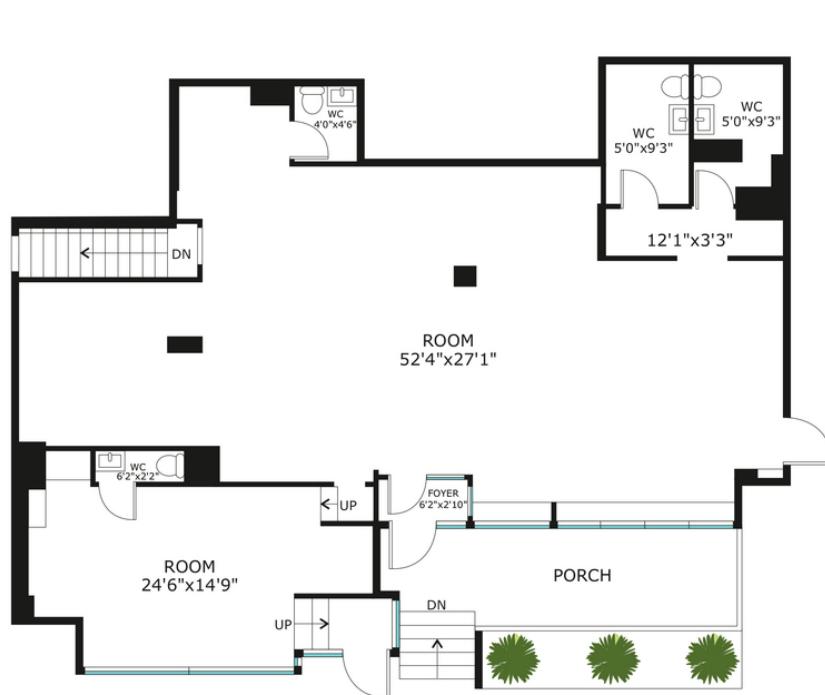
222 East 58th Street

Retail Condo (Ground Floor + Basement)



Floor Plan Ground Floor 1,600 SF

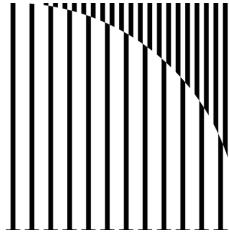
222 EAST 58TH STREET



INTERIOR: 1597 SQFT, OUTDOOR SPACE: 225 SQFT
FRONTAGE: 52 SQFT

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Retail | Midtown East



222 East 58th Street

Retail Condo (Ground Floor + Basement)

Floor Plan Basement 2,400 SF



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