

# 43-45 W 55<sup>th</sup> Street New York

Between 5<sup>th</sup> Ave and 6<sup>th</sup> Ave – The center of midtown

## \$14,500,000



LISTING AGENT

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**NEW YORK  
ZONE**  
PROPERTY INC

Location	Total income	Price
43-45 W 55th Street New York Between 5th ave and 6th Ave	Actual-\$1,034,945 Projection-\$1,214,945 (Vacant 2F retail space \$15,000 possible rent)	\$14,500,000 <b>NOI</b>
The center of Midtown	<b>Real estate Tax</b> \$320,996	Actual \$596,295 Projection \$776,295 <b>CAP</b>
<b>Building size</b> 14,680 SF	<b>Utilities</b> \$46,354	The Current 4.1%, Projection 5.3%
<b>Air right</b> 15,436 SF	<b>Insurance</b> \$21,000	
<b>Built</b> 1939	<b>Maintenance</b> \$5,500	
<b>5th stories</b>	<b>Super</b> \$9,600	
<b>Elevator</b>	<b>Management</b> \$35,000	
<b>Unit</b> 11 apartment (3RS) and 3 stores		

