

**FOUR STORY RENOVATED MIXED-USE BUILDING FOR SALE**  
**EXCELLENT USER/INVESTMENT OPPORTUNITY**  
273 LENOX AVENUE  
NEW YORK, NEW YORK

Location: West side of Lenox Avenue between West 123<sup>rd</sup> and West 124<sup>th</sup> Streets  
Block: 1908  
Lot: 133  
Lot Size: 17' x 75'  
Building Size: Basement: 17' x 75' = 1,275 sq. ft.  
Ground Floor: 17' x 75' = 1,275 sq. ft.  
2<sup>nd</sup> Floor: 17' x 65' = 1,105 sq. ft. Office  
3<sup>rd</sup> Floor: 17' x 65' = 1,105 sq. ft. Duplex  
4<sup>th</sup> Floor: 17' x 65' = 1,105 sq. ft. Duplex  
Stories: Four (4) Plus Basement  
Gross Square Feet: 4,590 (Approximately) Above Grade  
Zoning: (FAR) C4-4A: (4.0) R7A equivalent (4.0) Height Limit 80'  
Total Buildable Sq. Ft: 5,100  
Total Available Air Rights: 510  
Real Estate Taxes: \$20,981.60

Description: A 17' wide 1-unit four story mixed-use building. The first has a store, which is being used as an office. The space is built full and has access to the basement.

Second Floor: The second floor is a floor-through office, which has a kitchen, a half bathroom, a conference room and two office rooms. To the back is the balcony, which has great sunlight. This unit has 10' ceilings.

Third & Fourth Floors: The third and fourth floors is a two-bedroom, two bathroom duplex apartment. The unit has a big living room, with a dining area. The kitchen has top of the line appliances. The floors have 10' ceilings each

The building is newly renovated and individually metered for gas and electric. There is a gas water heater and separate HVAC for heating and cooling to all the units.

The property is a **great user opportunity**, a user can have a business on the ground floor and use the second floor as an office. The third and fourth floor duplex apartment can be rented for income.

The building is also a **great investment opportunity**, an investor can always rent to store for top dollar since it's a top location area.

The second floor can be built full to create a bigger commercial space. The unit can also be converted into a two bedroom apartment. The duplex unit can be developed into a triplex unit because of the 510 square feet of air rights which can be added on top.

The property is one block from Whole Foods and west 125<sup>th</sup> Street which has great traffic. The 2 and 3 trains is on West 125<sup>th</sup> Street & Lenox Avenue.

Revenue:

	<u>Unit</u>	<u>Description</u>	<u>Unit Type</u>	<u>Revenue</u>	<u>LXP</u>
First Floor:	Store	Office	Commercial	\$8,500	12/30/25
Second Floor:		Office	Commercial	\$3,000 Proj	Vacant
	1				
Third & Fourth Floor Duplex:		4-Bedroom Duplex Apt	Free Market	<u>\$4,800.00</u> \$16,300.00 \$195,600	

Monthly Inc:

Annual Inc:

Expenses:

Real Estate Taxes:	\$20,981.60
Water & Sewer:	\$2,500.00
Insurance:	\$3,500.00
Heat (Gas): Paid By Tenants	\$0.00
Electric: (common areas)	\$1,200.00
Repairs & Maintenance:	<u>\$1,800.00</u>
Total Annual Expenses	\$29,981.6

Net Operating Income: \$165,618.4

ASKING PRICE: \$4,500,000

For Further Information or Inspection, Please Contact

Sales Agent:

Kervin Vales (212) 396-8244 Or Cell 917-564-5242



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Public Use Only  
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No Waiting  
No Standing  
No Parking  
No Loading  
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