

351 E 4th St

351 E 4th St, New York, NY 10009

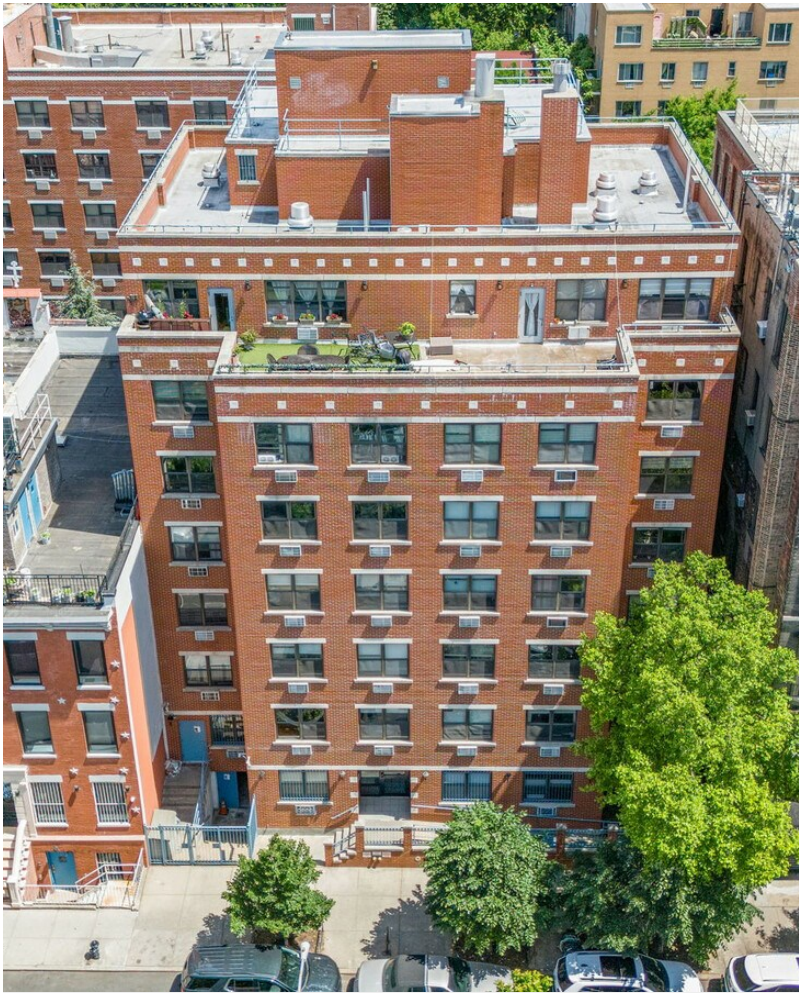
351 East 4th St



(917) 599-2002

Benjamin Chin

351 EAST 4TH STREET, LLC
351 E 4th St, New York, NY 10009
benjamincharleschin@gmail.com
(917) 599-2002



351 E 4th St

\$19,000,000

Prime Investment Opportunity: Modern Fireproof 33-Unit Elevator Building

Discover an exceptional investment opportunity with this 33-unit fireproof building, constructed in 2000. This high-income property is designed for long-term success and is currently 100% occupied, ensuring immediate and stable returns.

Key Features:

Fire Safety: This building is equipped with a comprehensive fire safety system, including a full sprinkler setup, standpipe, fire pump, and self-closing apartment...

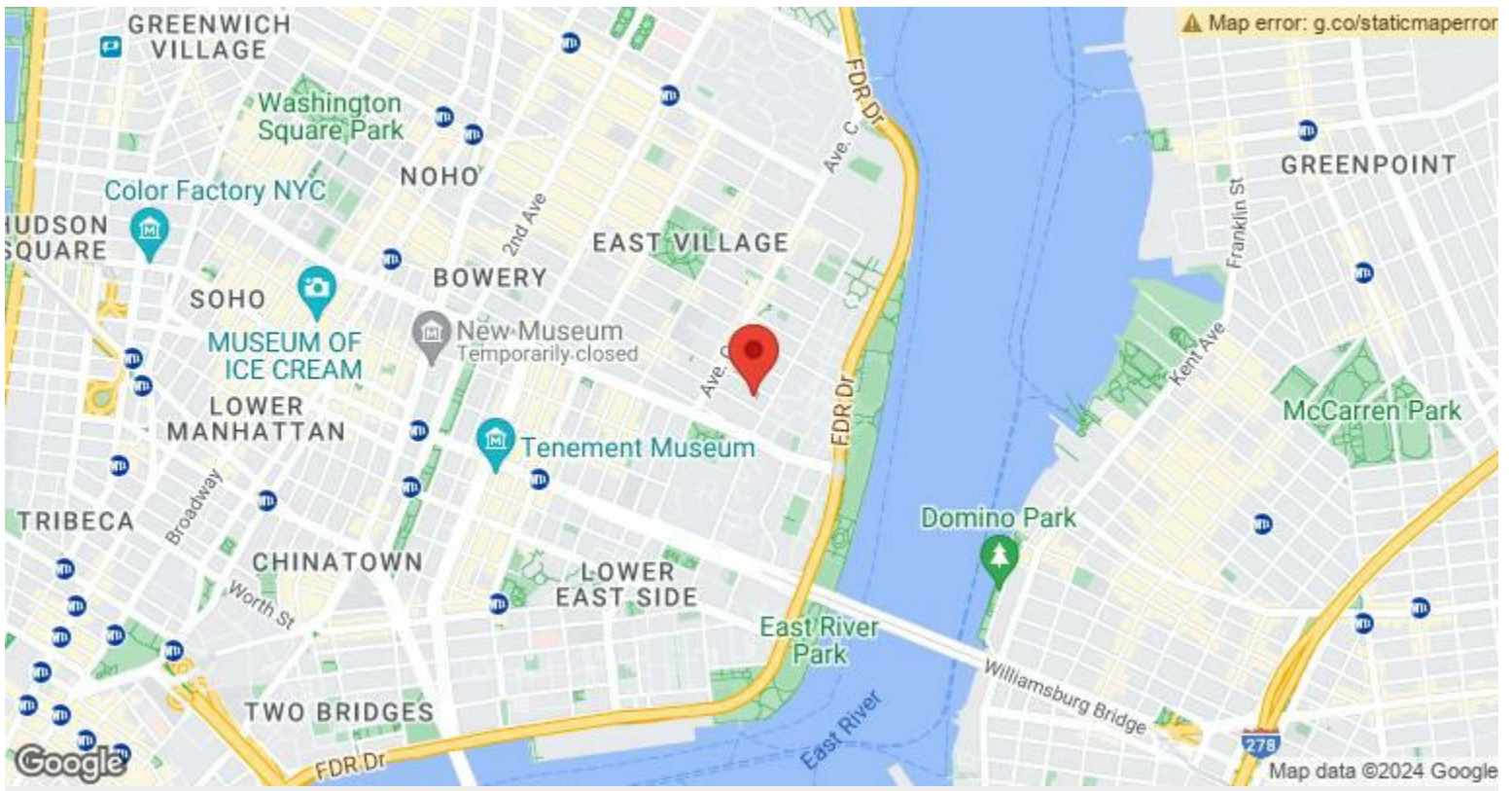
- Elevator
- 100% Fully Sprinkler Building with standpipe and fire pump
- 2001 New steel and concrete building,
- 100% Handicapp Accessible/Adaptable, Front and Rear Ramps
- Gas, Multi-boiler Heating and Hot Water
- Outdoor Common Courtyard Recreation Area and Bicycle Storage



Price:	\$19,000,000
No. Units:	33
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Mid Rise
Building Class:	B
Sale Type:	Investment
Cap Rate:	1.95%
Lot Size:	6,347 SF
Building Size:	30,629 SF
Gross Rent Multiplier:	19.95
No. Beds:	33
No. Stories:	8
Year Built:	2000
Zoning Description:	R8B FAR 4.0 & R8A FAR 6.0

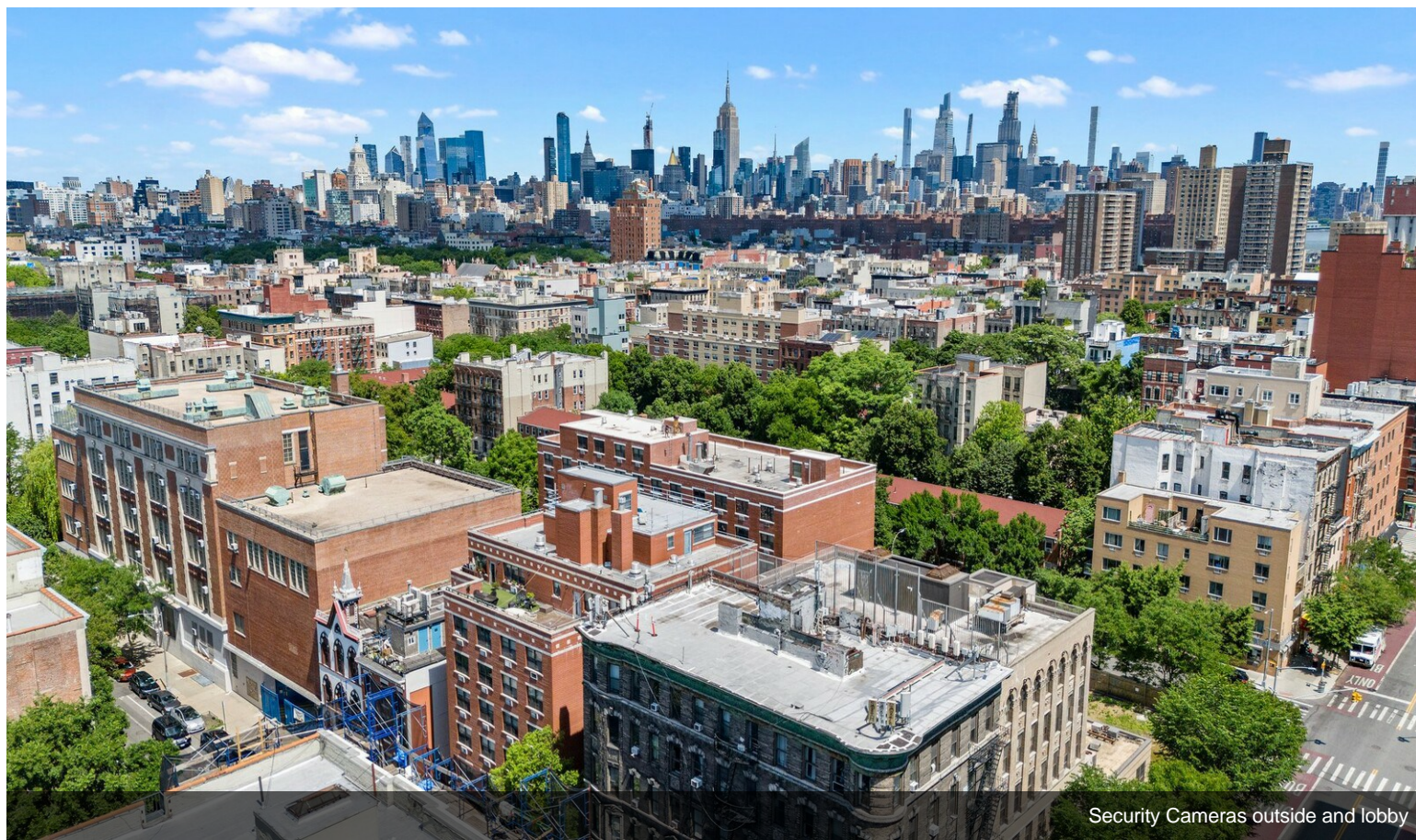
Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
1+1	18	Negotiable	523 - 643
2+1	11	Negotiable	759 - 808
2+2	4	Negotiable	808 - 847



351 E 4th St, New York, NY 10009

Property Photos



Security Cameras outside and lobby



Landlord owned storage in basement, 1500+ sf, with separate front outside access

Property Photos

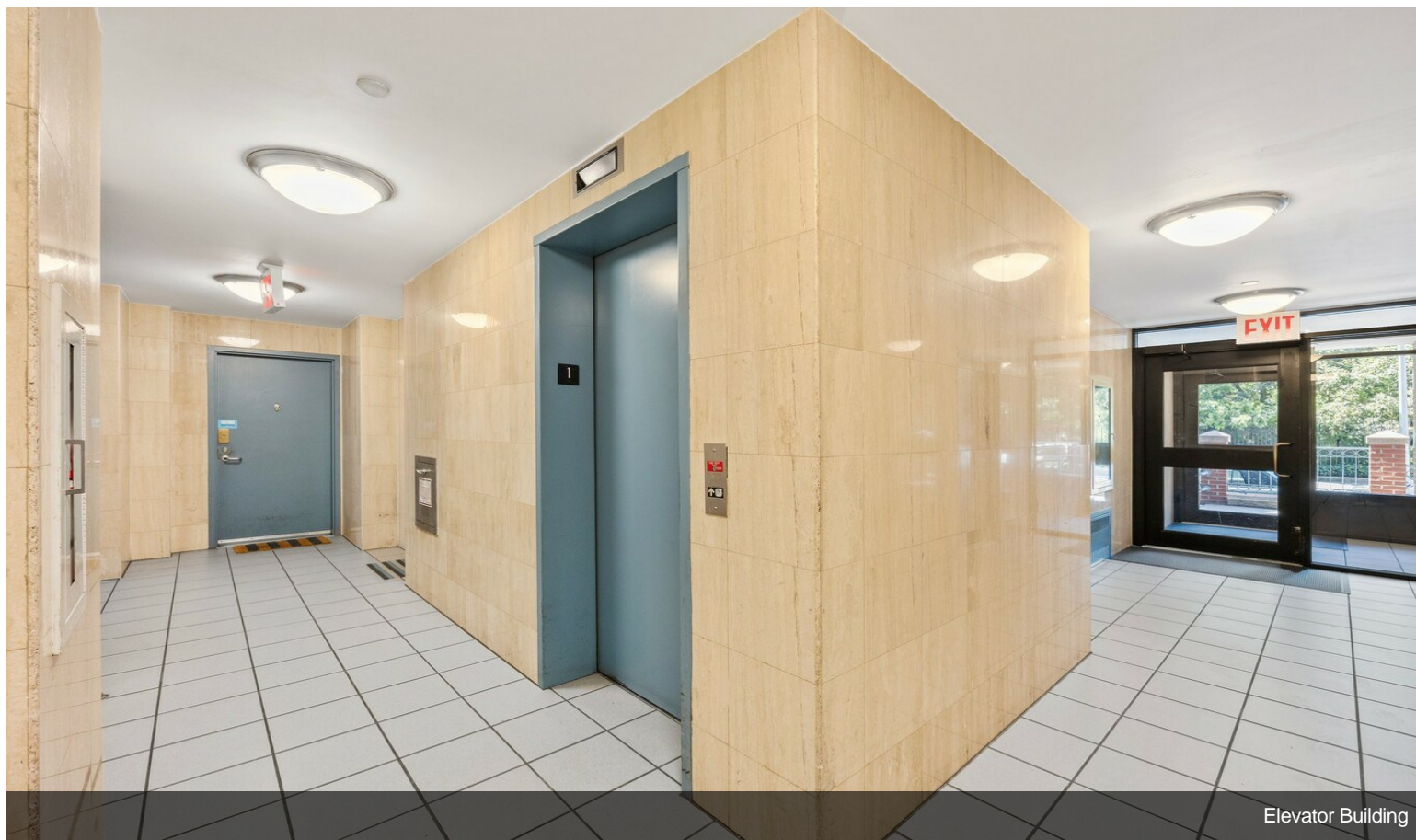


Front and Rear Ramps, Handicapp Accessible Building

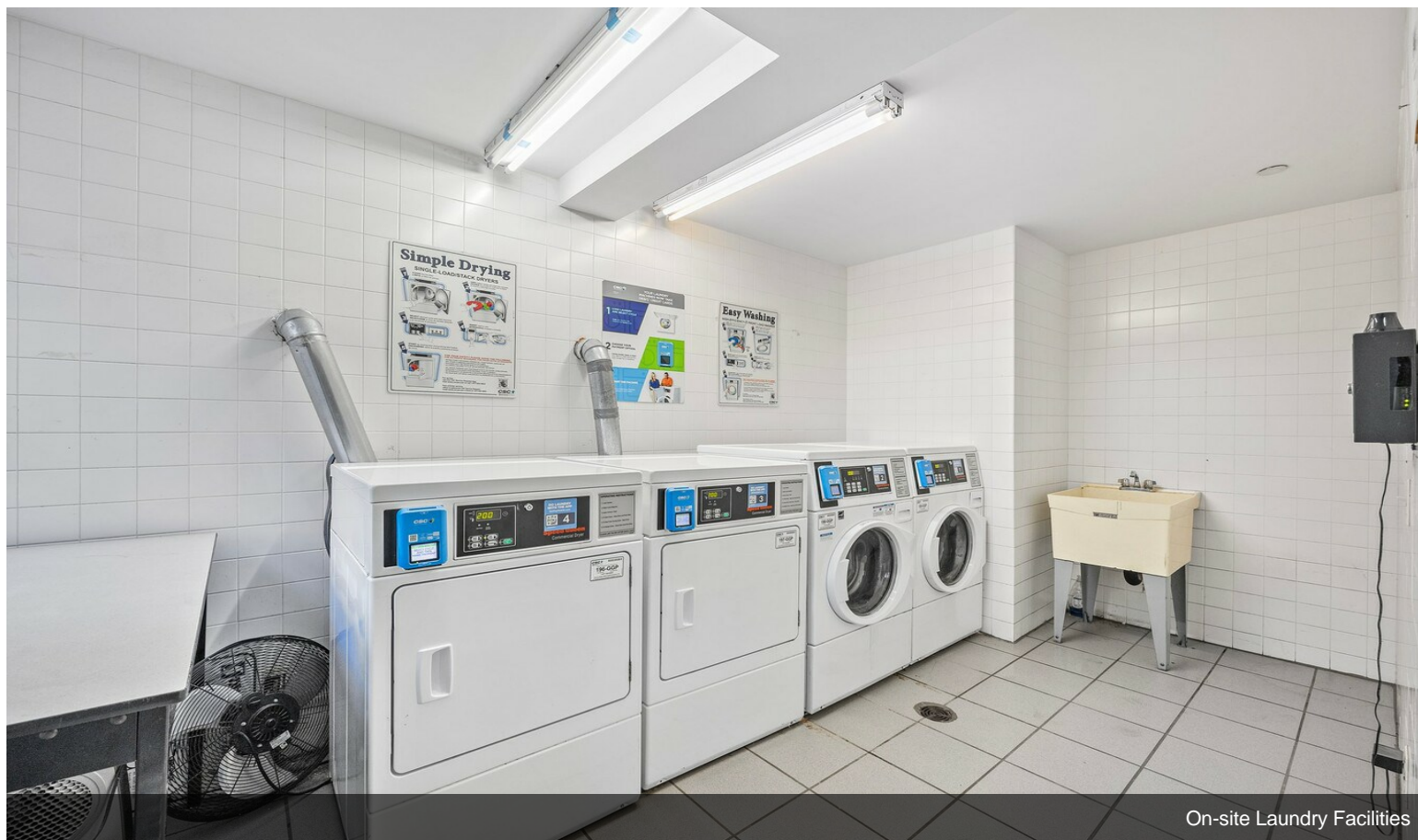


Travertine Marble Walls in Lobby

Property Photos

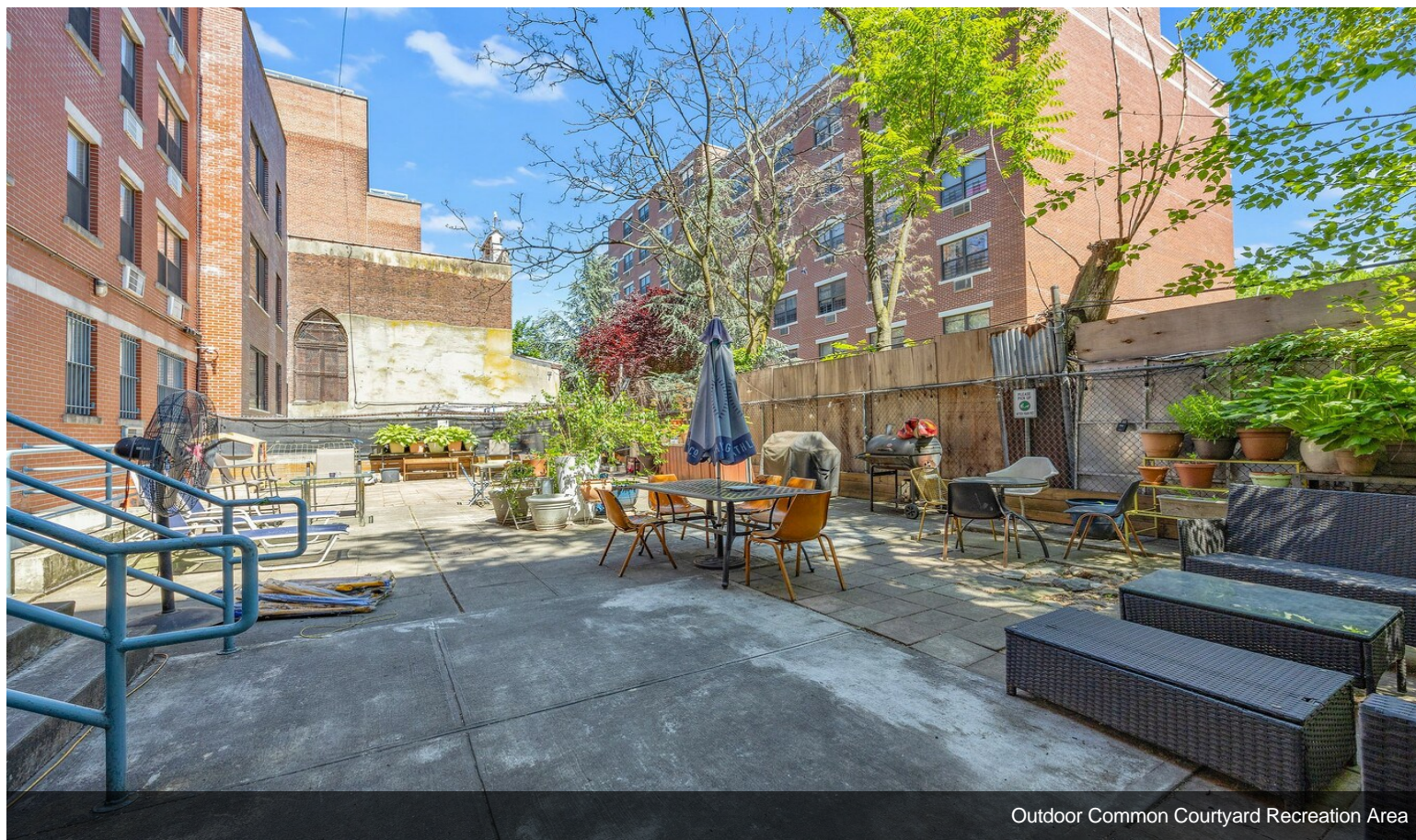


Elevator Building

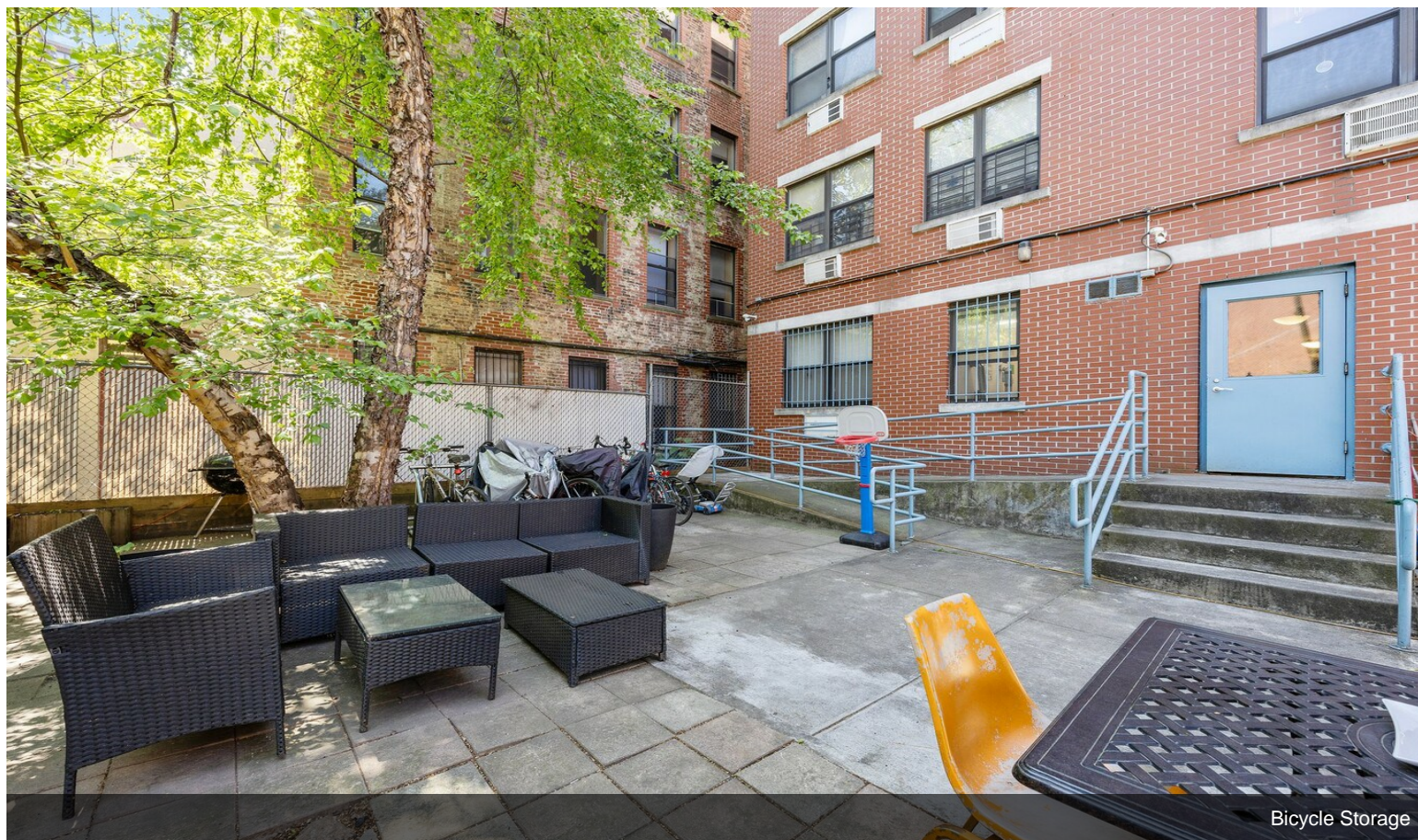


On-site Laundry Facilities

Property Photos

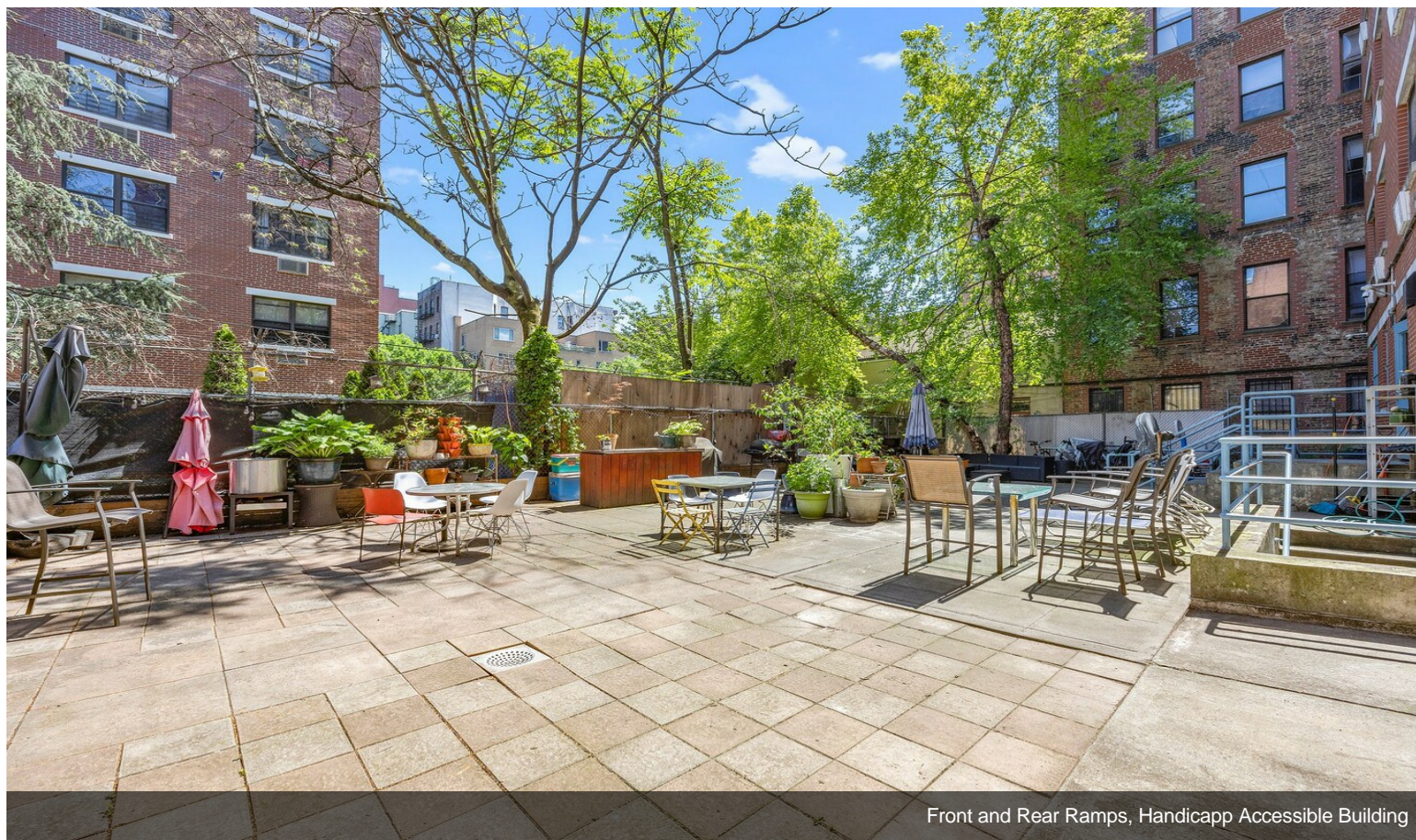


Outdoor Common Courtyard Recreation Area

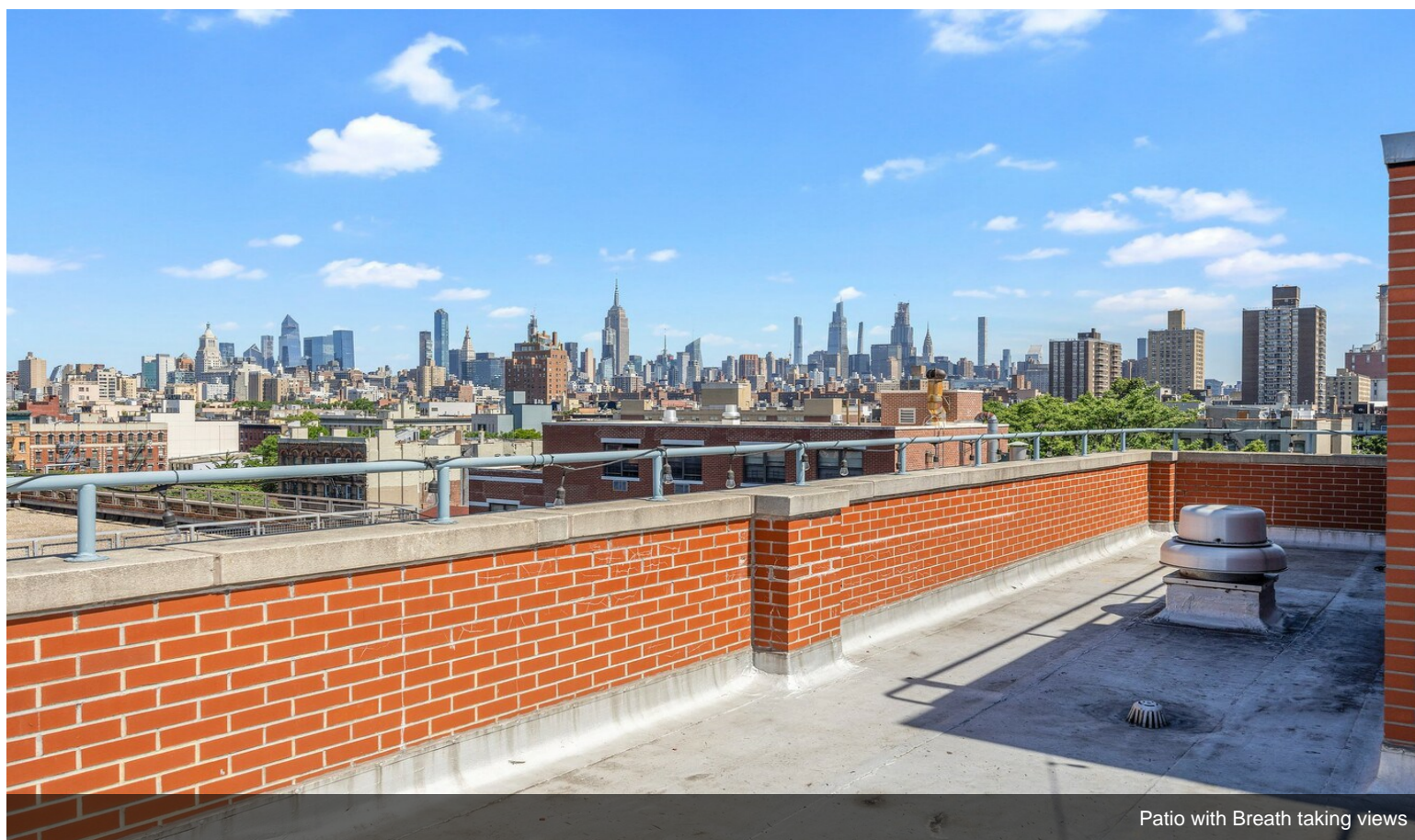


Bicycle Storage

Property Photos



Front and Rear Ramps, Handicapp Accessible Building



Patio with Breath taking views

Property Photos



Apartment intercom/Front door release system

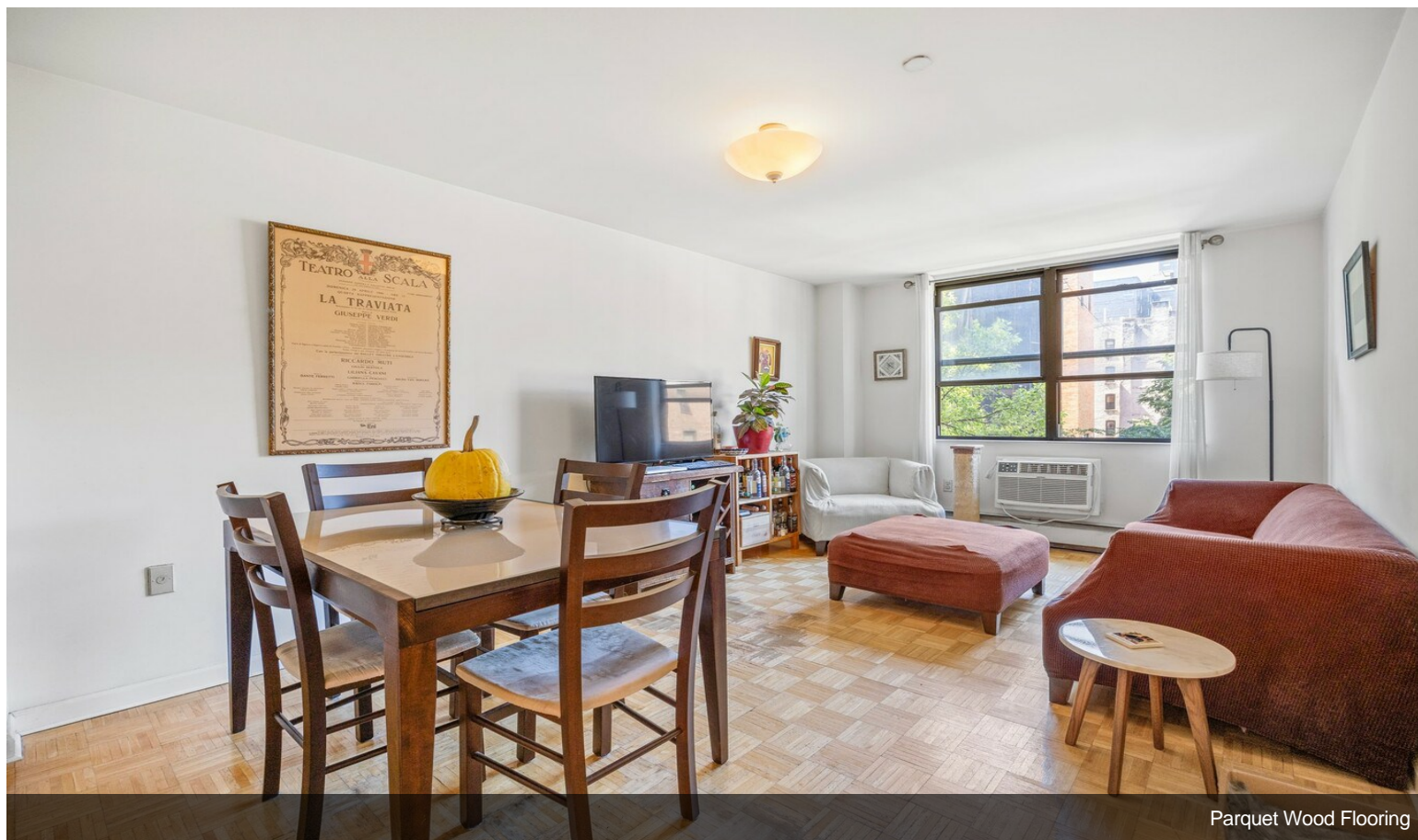


Trash chute on every floor and cellar compactor

Property Photos

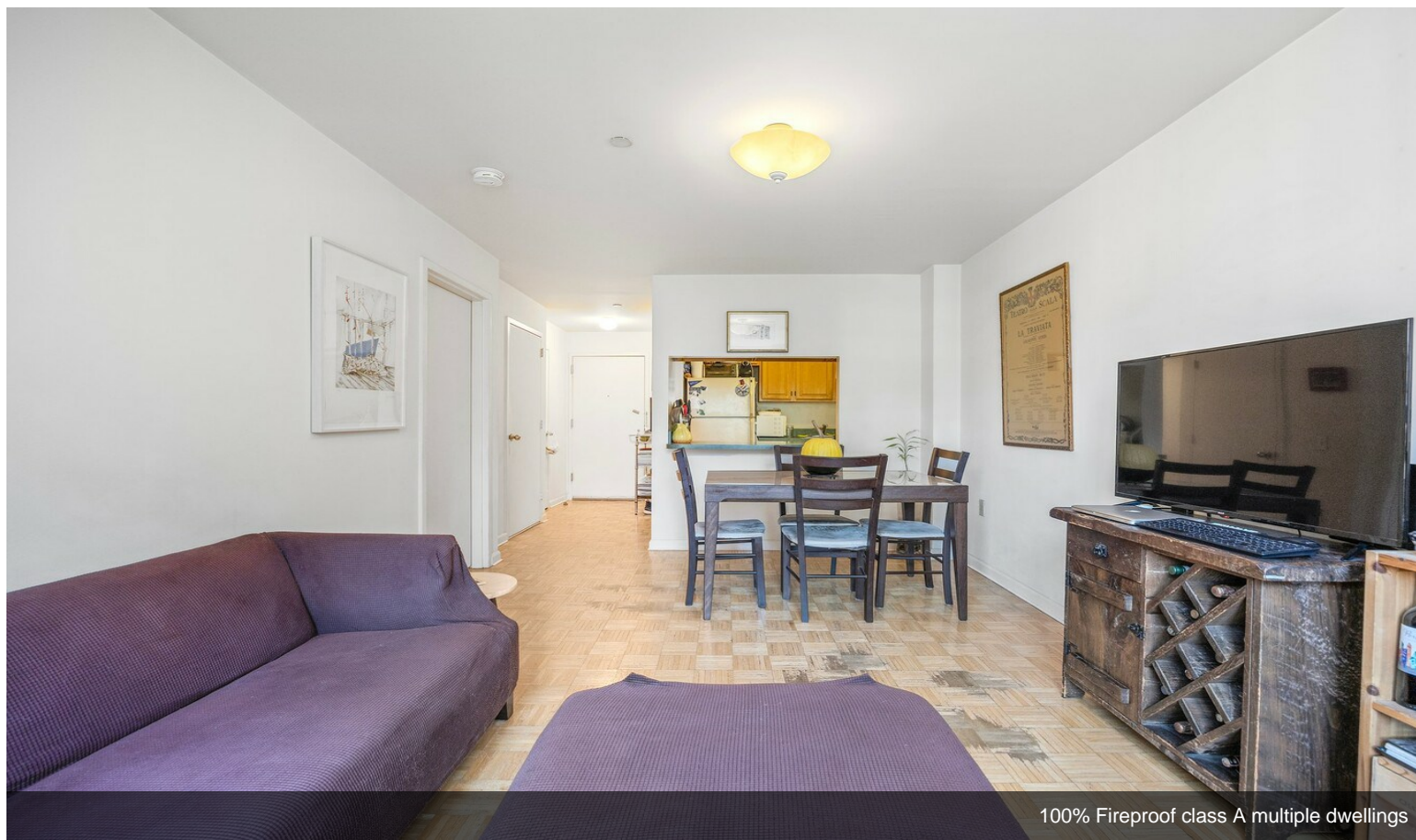


Gas, Multi-boiler Heating and Hot Water

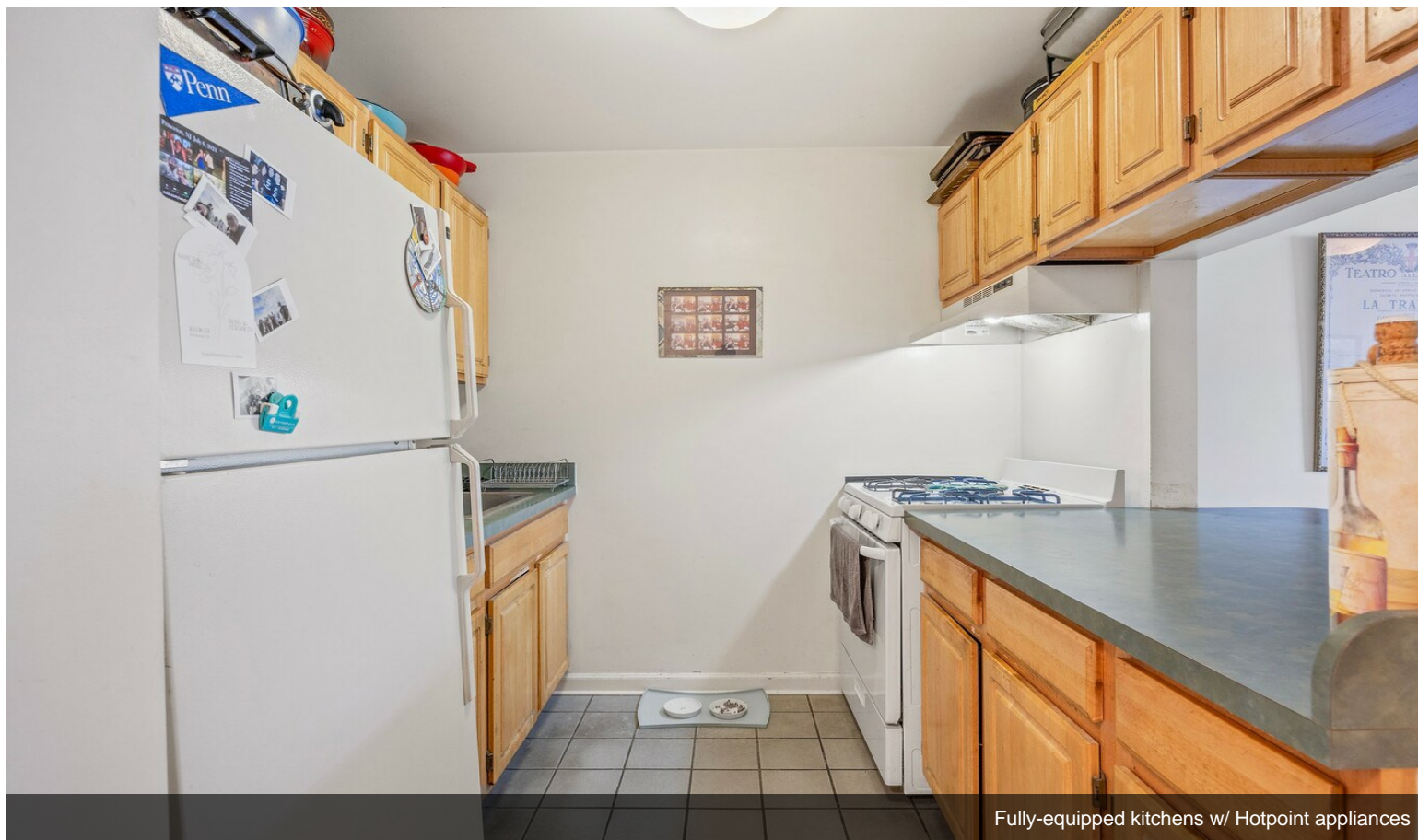


Parquet Wood Flooring

Property Photos



100% Fireproof class A multiple dwellings



Fully-equipped kitchens w/ Hotpoint appliances

Property Photos



Pass-through Kitchen counters

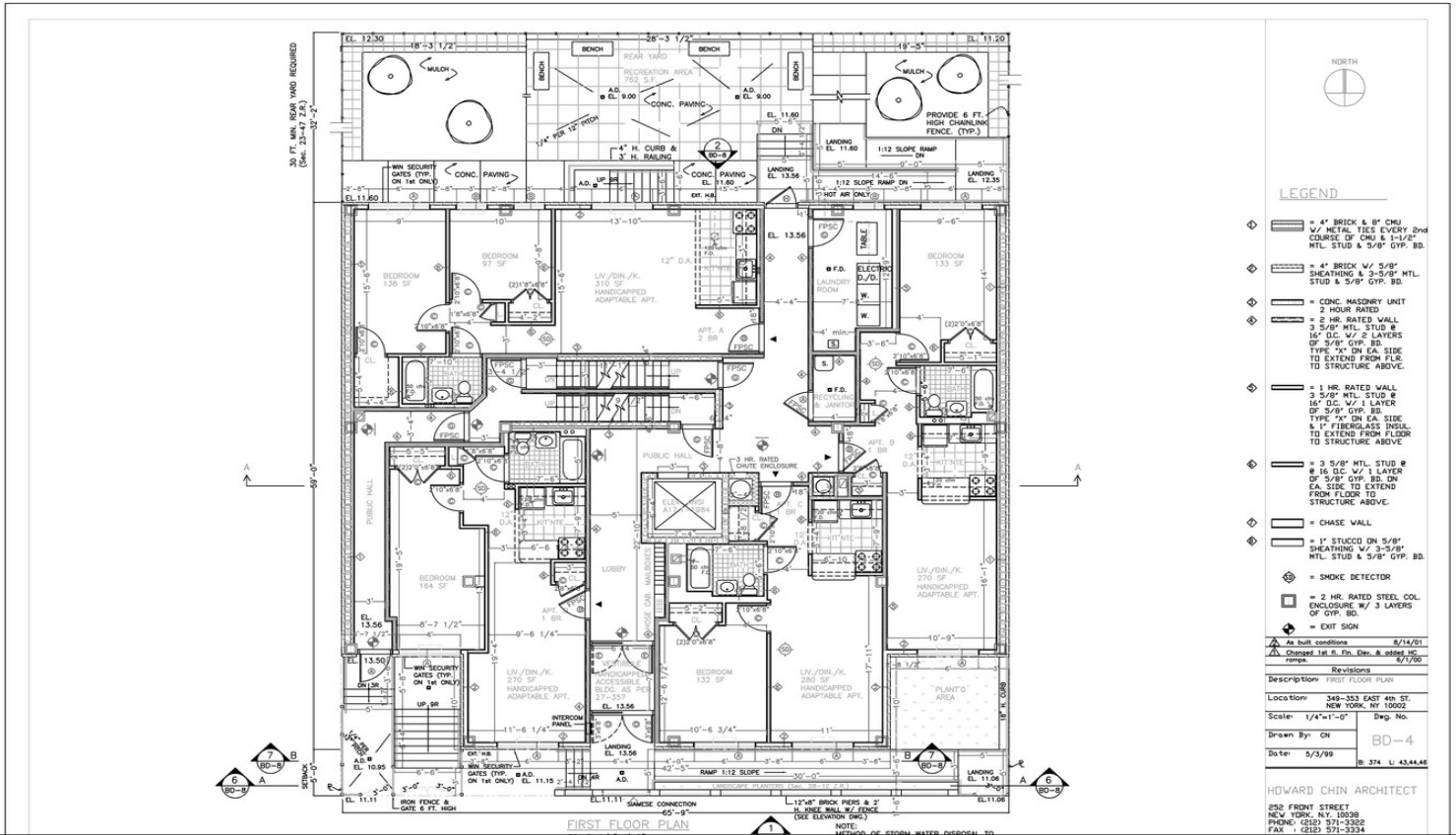


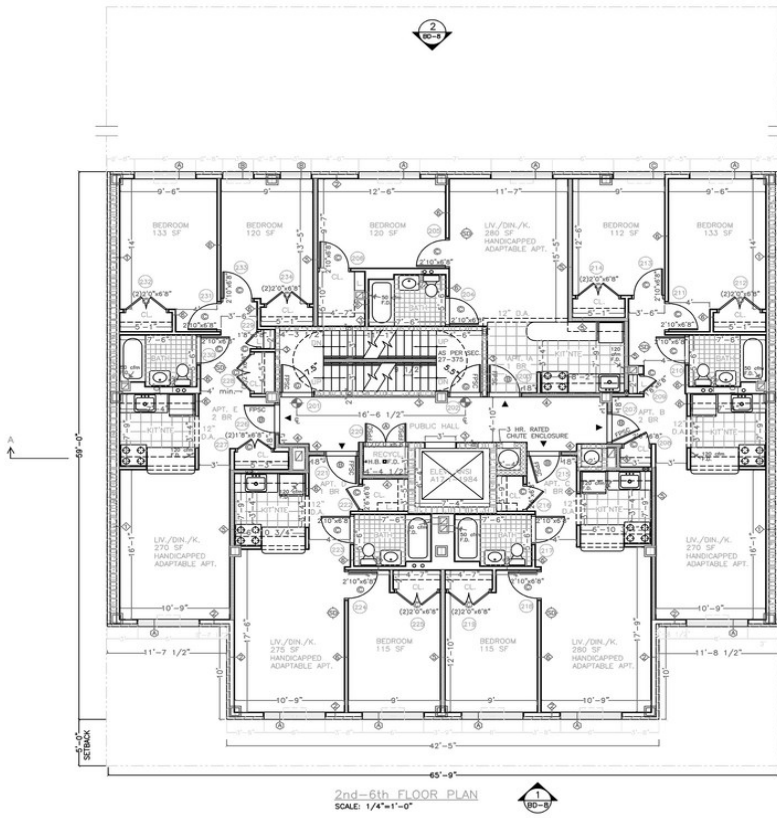
Bathroom Heaters

Property Photos



Fireproof, Self-closing apartment doors





2nd-6th FLOOR PLAN
SCALE: 1/4"=1'-0"

101755441
DEPARTMENT OF BUILDINGS
THE DESIGN, DETAILS AND NOTES INCLUDED HEREIN ARE IN COMPLIANCE W/ LL 17/95.
FULLY SPRINKLERED BUILDING. SPRINKLER PLAN TO BE FILED UNDER SEPARATE APPLICATION.

NORTH

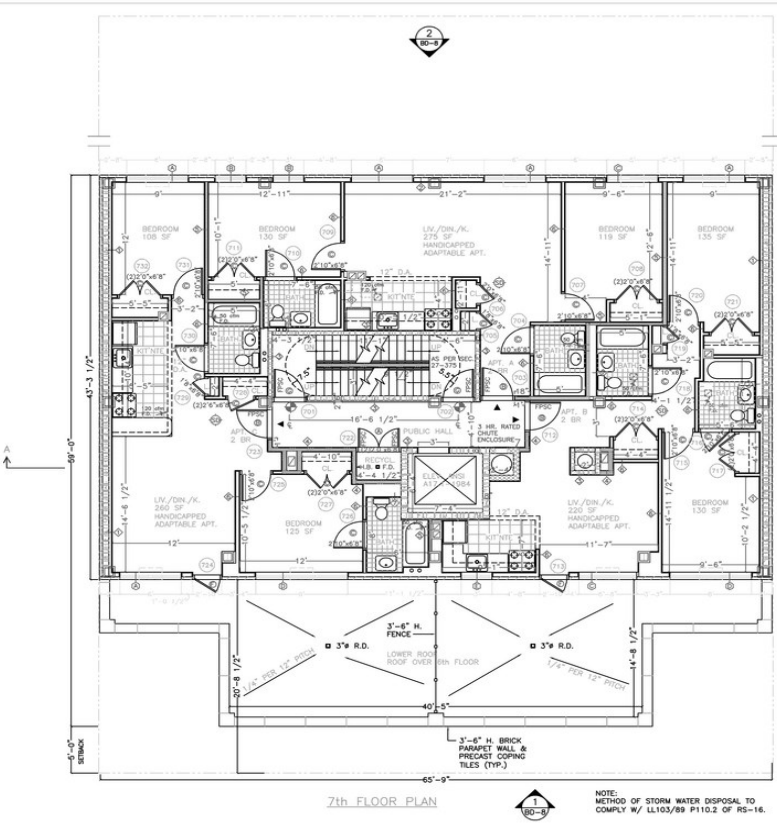
LEGEND

- ◻ = 4" BRICK & 8" CMU V/2 METAL TIES EVERY 2nd COURSE OF CMU & 1-1/2" MTL. STUD & 5/8" GYP. BD.
- ◻ = 4" BRICK V/2 5/8" SHEATHING & 3-5/8" MTL. STUD & 5/8" GYP. BD.
- ◻ = CONC. MASONRY UNIT 2 HOUR RATED
- ◻ = 2 HR. RATED WALL 16" D.C. V/2 1 LAYER OF 5/8" GYP. BD. TYPE "X" ON EA. SIDE TO EXTEND FROM F.L.C. TO STRUCTURE ABOVE.
- ◻ = 1 HR. RATED WALL 3 5/8" MTL. STUD # 16" D.C. V/2 1 LAYER OF 5/8" GYP. BD. TYPE "X" ON EA. SIDE & 1" FIBERGLASS INSUL. TO EXTEND FROM FLOOR TO STRUCTURE ABOVE.
- ◻ = 3 5/8" MTL. STUD # 16" D.C. V/2 1 LAYER OF 5/8" GYP. BD. ON EA. SIDE TO EXTEND FROM FLOOR TO STRUCTURE ABOVE.
- ◻ = CHASE WALL
- ◻ = 1" STUCCO ON 5/8" SHEATHING V/2 3-5/8" MTL. STUD & 5/8" GYP. BD.
- ⊕ = SMOKE DETECTOR
- ⊕ = 2 HR. RATED STEEL COL. ENCLOSURE W/ 3 LAYERS OF GYP. BD.
- ⊕ = EXIT SIGN

As built conditions	8/14/01
Change door sizes	6/1/00
Revisions	
Description	7th FLOOR PLAN
Location	348-353 EAST 4th ST. NEW YORK, NY 10002
Scale	1/4"=1'-0"
Drawn By	CN
Date	5/3/99
Dwg. No.	BD-5
	© 374 U. 43.44.46

HOWARD CHIN ARCHITECT
252 FRONT STREET
NEW YORK, NY 10038
PHONE: (212) 571-3382
FAX: (212) 571-3334

2nd thru 6th flr



7th FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTE: METHOD OF STORM WATER DISPOSAL TO COMPLY W/ LL103/89 #11.2 OF BS-16.

101755441
DEPARTMENT OF BUILDINGS
THE DESIGN, DETAILS AND NOTES INCLUDED HEREIN ARE IN COMPLIANCE W/ LL 17/95.
FULLY SPRINKLERED BUILDING. SPRINKLER PLAN TO BE FILED UNDER SEPARATE APPLICATION.

NORTH

LEGEND

- ◻ = 4" BRICK & 8" CMU V/2 METAL TIES EVERY 2nd COURSE OF CMU & 1-1/2" MTL. STUD & 5/8" GYP. BD.
- ◻ = 4" BRICK V/2 5/8" SHEATHING & 3-5/8" MTL. STUD & 5/8" GYP. BD.
- ◻ = CONC. MASONRY UNIT 2 HOUR RATED
- ◻ = 2 HR. RATED WALL 16" D.C. V/2 1 LAYER OF 5/8" GYP. BD. TYPE "X" ON EA. SIDE TO EXTEND FROM F.L.C. TO STRUCTURE ABOVE.
- ◻ = 1 HR. RATED WALL 3 5/8" MTL. STUD # 16" D.C. V/2 1 LAYER OF 5/8" GYP. BD. TYPE "X" ON EA. SIDE & 1" FIBERGLASS INSUL. TO EXTEND FROM FLOOR TO STRUCTURE ABOVE.
- ◻ = 3 5/8" MTL. STUD # 16" D.C. V/2 1 LAYER OF 5/8" GYP. BD. ON EA. SIDE TO EXTEND FROM FLOOR TO STRUCTURE ABOVE.
- ◻ = CHASE WALL
- ◻ = 1" STUCCO ON 5/8" SHEATHING V/2 3-5/8" MTL. STUD & 5/8" GYP. BD.
- ⊕ = SMOKE DETECTOR
- ⊕ = 2 HR. RATED STEEL COL. ENCLOSURE W/ 3 LAYERS OF GYP. BD.
- ⊕ = EXIT SIGN

As built conditions	8/14/01
Added door to access roof	8/2/00
Revisions	
Description	7th FLOOR PLAN
Location	348-353 EAST 4th ST. NEW YORK, NY 10002
Scale	1/4"=1'-0"
Drawn By	CN
Date	5/3/99
Dwg. No.	BD-6
	© 374 U. 43.44.46

HOWARD CHIN ARCHITECT
252 FRONT STREET
NEW YORK, NY 10038
PHONE: (212) 571-3382
FAX: (212) 571-3334

7th flr

Property Photos

