

**FRIEDMAN-ROTH EXCLUSIVE
WASHINGTON HEIGHTS CORNER BUILDING FOR SALE
30 APARTMENTS, 3 STORES**



Asking Price: \$ 3,495,000

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Address:	2-10 Arden Street New York, NY 10040 aka 118-122 Nagle Ave			
Location:	On the North West Corner of Arden Street and Nagle Avenue in the Washington Heights Section of Manhattan.			
Description:	5 story Walkup Apartment Building built in 1920 Renovated in 1988.			
Block / Lot:	2174 / 85	Zoning:	R76-2 / C1-4	
Lot Size:	50 x 129.5	Lot SF:	6,475	
Building Size:	48 x 117	Building SF:	28,080	
CAP Rate:	8.1%			
Layout:	(11) 1 Bedroom; (9) 2 Bedroom, (9) 3 Bedroom, (1) 4 Bedroom	Price PSF:	\$124.46	
INCOME:				
Residential (Actual)	\$ 425,121			
Retail	\$ 203,976			
Gross Annual Income:	\$ 629,097			
EXPENSES: (ESTIMATED)				
Real Estate Taxes 2025/2026	\$ 120,280			
Water/Sewer	\$ 38,550			
Insurance	\$ 57,000			
Electric	\$ 6,000			
Gas	\$ 44,550			
Super	\$ 24,000			
Maintenance & Repair	\$ 30,000			
Management 4%	\$ 25,200			
Total Expense:	\$ 345,580			
Estimated Net Operating Income:	\$ 283,517			

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Remarks:	Super clean building with 3 preferential rents and strong corner retail. New boiler, roof, parapet walls. One Block from the Subway #1 Train at the Dyckman Street Stop.			

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