

346 East 20th Street

Between 1st & 2nd Avenues | Gramercy, New York City



ASKING PRICE

\$19,500,000

38 Apartments & 1 Retail | 23,364 SF | Built 1920

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\$851,166

NET OPERATING INCOME

Property Overview

BUILDING	6 Stories, Built 1920
UNITS	38 Apartments & 1 Retail
LOT	60' x 92' (Built 78')
BUILDING SIZE	23,364 SF
BUILDING CLASS	C7
COMMERCIAL	Laundry & Antenna

Residential Unit Mix

	FM Free Market	20 Units • 52.6%
	RS Rent Stabilized	17 Units • 44.7%
	Super's Unit	1 Unit • 2.6%

Total 38 Residential Units

Income	Annual
Commercial Base Rent	\$87,146
Commercial Recoveries	\$20,547
Residential Rent	\$1,266,052
Net Rental Income	\$1,373,745

Expenses	Annual
Real Estate Taxes (2025/2026)	\$322,584
Fuel	\$26,000
Common Electric	\$4,000
Insurance	\$38,218
Water	\$38,180
Repairs & Maintenance	\$40,000
Miscellaneous	\$5,000
Superintendent	\$16,000
Management	\$32,597
Total Operating Expenses	\$522,579
Net Operating Income	\$851,166

**Subject to errors, omissions, and prior sale or withdrawal, all without notice.*

CONTACT

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For More Information

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