

**FRIEDMAN-ROTH EXCLUSIVE
UPPER WEST SIDE VACANT MIXED USE**



Asking Price: \$ 4,500,000

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Address:	217 West 80th Street, New York, NY 10024			
Location:	Just East of Broadway between Amsterdam Ave and Broadway in the Upper West Side Section of Manhattan.			
Description:	3 story walkup apartment building with Ground Floor Retail, Second Floor Commercial, and two Apartments on the top floor.			
Block / Lot:	1228/22	Zoning:	R8B, C1-5	
Lot Size:	25 x 102.17	Lot SF:	2554	
Building Size:	25 x 92	Building SF:	6900	
Layout:	Two-2 Bedroom 2 Bath Apartments on Top Floor Commercial 2 nd Floor Retail Ground Floor	Price PSF:	\$652.17	
EXPENSES: (ESTIMATED)				
Real Estate Taxes	\$ 84,363			
Total Expense:	\$ 84,363			

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Remarks: For Re-Development. 3,320 sq. ft of Air rights intact. Completely Vacant.

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Map:

