

243 E 58

MIXED-USE | MIDTOWN EAST



PROPERTY SUMMARY

Located between Second and Third Avenues

BLOCK / LOT	1332 / 120
Predominant Retail with Other Uses (K4)	
TOTAL BUILDING	4,160 SF
BUILDING DIMENSIONS	20' x 100.42'
ZONING	R8B, C2-8, TA / 8c
STORIES	4
LOT	2,008 SF
PROPERTY TAX	\$81,513.88
YEAR BUILT	1912
YEAR LAST ALTERED	2023
FAR	2.07
UNUSED FAR	15,916

HIGHLIGHTS

Newly renovated Michelin style restaurant
NNN lease
Surrounded by many upscale restaurants and retail stores
Nearby the Queensboro Bridge and FDR Drive
Subway lines: 4, 5, 6, N, Q, R, W, F

NEIGHBORS

Bloomingdale's, Club A Steakhouse, Hutong New York, Mr. Chow, Serendipity 3, Anassa Taverna, Canaletto, Amata, Scalinatella, Pat-sy's, Canaletto, Isle of Capri, Primal Cut Steakhouse, Sea Salt NYC, Amali, Sant Ambroeus, Philippe Chow

ASKING PRICE

UPON REQUEST

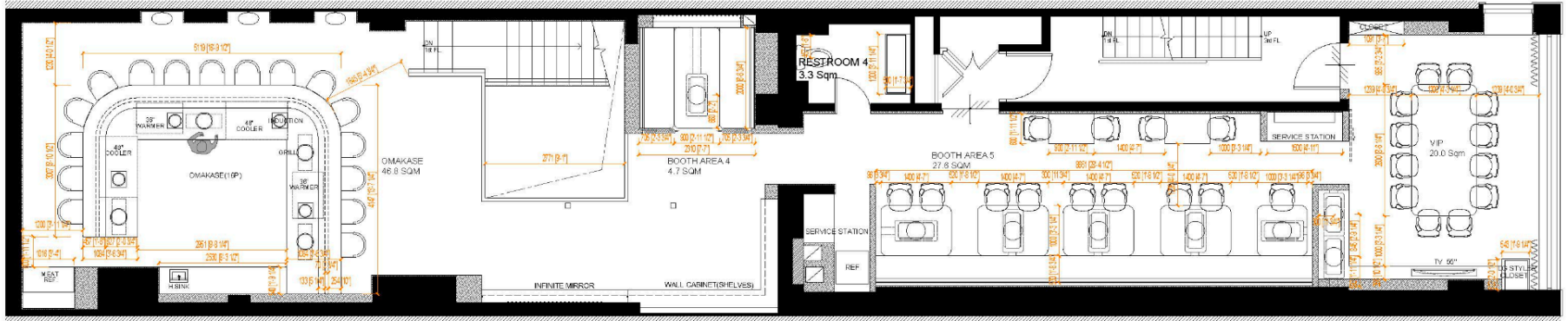
EXTERIOR



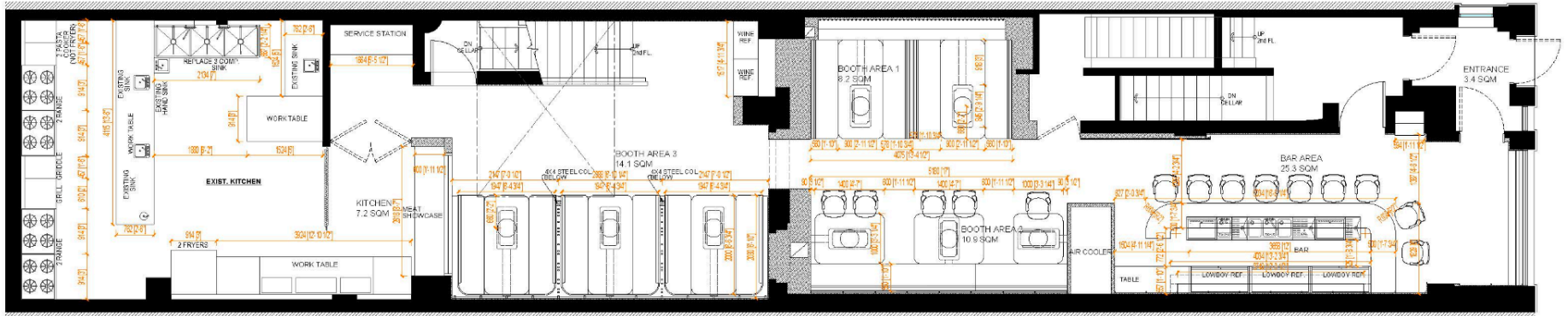
FINANCIALS

UNIT	UNIT TYPE	MONTHLY RENT	YEARLY RENT
NUBIANI - ANTO GROUND + SECOND + BASEMENT	COMMERCIAL	\$45,000.00	\$540,000.00
UNIT 3A	FM	\$3,125.00	\$37,500.00
UNIT 3B	FM	\$2,000.00	\$24,000.00
UNIT 4A	FM	\$3,100.00	\$37,200.00
UNIT 4B	FM	\$3,000.00	\$36,000.00
ADDITIONAL INCOME			
TAX REIMBURSEMENT <i>RETAIL TENANT PAYS 50% OF THE PROPERTY TAX</i>		\$3,396.41	\$40,756.94
WATER		\$1,419.30	\$17,031.54
TOTAL		\$61,040.71	\$732,488.48
EXPENSES			
PROPERTY TAX			\$81,513.88
UTILITIES			\$3,154.20
INSURANCE			\$9,015.36
TOTAL			\$93,683.44
NET OPERATING INCOME			\$638,805.04

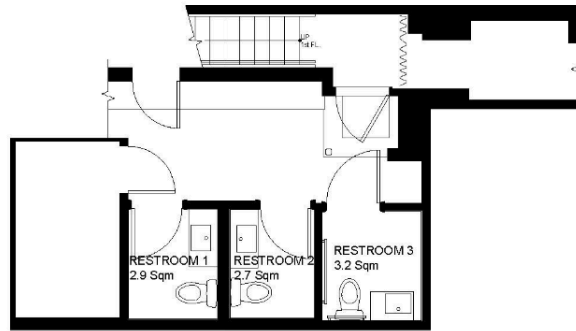
RETAIL LAYOUTS



2ND FLOOR



1ST FLOOR



CELLAR

TENANT



THE PINNACLE OF KOREAN BBQ.

This upscale dining experience features premium cuts of meat, exceptional service, and a sophisticated ambiance. Its modern and elegant setting makes it perfect for special occasions and discerning diners.

NUBIANI: *Sliced meat directly cooked over a fire*

The term "Nubiani" refers to grilled meat on direct heat that Korean people used to enjoy in the ancient Manchuria region.

As nomadic people in ancient times, Korean people were highly skilled in cooking meat using a fire pit, the earliest form of barbecue, and in bringing out the natural flavors of the ingredient with minimal seasoning. Since then, cooking meat on direct heat has developed into a culinary art form over time in Korea.

Located in the heart of Manhattan, NUBIANI is open with a goal of further developing the transcendent Korean culinary culture of grilling meat, and introducing the finest flavors from direct heat cooking to the world.







Anto
KOREAN STEAKHOUSE





PROPERTIES

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Financials are a projection. Buyer must verify the information and bears all risk for any inaccuracies.