



September 21, 2023

Location: 62 W. 47th Street, New York, NY 10036 Units 407 and 409

BBL: 1-1262-0407 and 1-1262-0409

Description: 2 Unit package of Office Condos in Manhattan's Diamond District. Units 407 and 409 are North facing and offered for the first time in 30 Years. Space is owner occupied and entire package can be delivered vacant. Building is offered to Jewelry trade only. Lowest loss factors in midtown.

Price \$2,075,000.00

Package details:

Size: 1887 Square Feet

- Unit # 407 – 561 SF
- Unit # 409- 1326 SF

Operation Expenses:

R.E Taxes (including BID charges): **\$44,124.17**

- Unit # 407- \$13,216.66
- Unit # 409- \$30,907.51

Common Charges regular: **\$21,538.32**

- Unit # 407- \$6,445.80
- Unit # 409- \$15,092.52

Common Charges Temp Cap Improvement: **\$5,384.64**

- Unit # 407- \$1,611.48
- Unit # 409- \$3,773.16

Common Charges Fuel: **\$752.52**



- Unit # 407- \$225.24
- Unit # 409- \$527.28

Total Operating Expenses: **\$71,799.65**

A portion of this is temporary capital improvement slated to be completed in 2024.

Loss Factor: 62 W. 47th Street was developed into a condominium in 1994. The SF posted are directly from the Condo Declaration. Please refer to Floor plans that show SF. These are the lowest loss factors in midtown. Usable space is approximately 85% of stated SF.

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