

**FRIEDMAN-ROTH EXCLUSIVE
PRIME WASHINGTON HEIGHTS CORNER
BUILDING WITH 7 STORES**



Asking Price: \$ 2,550,000

Friedman-Roth realty services LLC | 44 East 32nd Street | 9th Floor | New York, NY | 10016 | Tel: 212.889.4400 | Fax: 212.689.7090
Above Property Offered is Subject to Change in Price, Omissions, Errors, Prior Sale or Withdrawal Without Notice.

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Address:	188-198 Audubon Avenue aka 550 West 175th Street, New York, NY		
Location:	Corner of West 175th Street		
Description:	Five Story Walkup with 12 Apartments and 7 Stores		
Block / Lot:	2131/18	Zoning:	R7-2
Lot Size:	146 x 25	Lot SF:	3,614
Building Size:	145 x 25	Building SF:	15,151
Layout:	(4) 1 Bedroom; (8) 2 Bedroom; (7) Retail Stores	Price PSF:	\$ 168.31
INCOME:			
Residential	\$	143,012	
Commercial	\$	224,846	
Reimbursement	\$	5,000	
Gross Annual Income:	\$	372,858	
EXPENSES: (ESTIMATED)			
Real Estate Taxes			
Water/Sewer			
Insurance			
Fuel Gas/Oil #2			
Electric & Gas			
Super			
Maintenance & Repair			
Management			
Total Expense:			
Estimated Net Operating Income:			
	Price: \$	2,550,000	
Remarks:			

**CALL JOSEPH SMITH FOR MORE INFO
646-794-1482**

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Map:

