

273 Lenox Avenue, New York, NY 10027

Harlem Mixed-Use Asset

ONE RESIDENTIAL DUPLEX + TWO COMMERCIAL UNITS

2 BD | 4 BA | 3,774 SF + FULL CELLAR



COMPASS



**273 Lenox Avenue
New York, NY 10026**

3,778 SF | One Residential | Two Offices



Key Investment Details

Asking Price: \$2,700,000

Price Per SF: \$715

Projected Gross Income: \$246,000

Operating Expenses: \$52,436

Net Operating Income: \$193,564

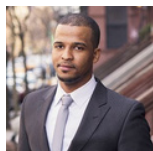
Projected Cap Rate: 7.16%

Projected Rent Roll

Unit	Use	SF	Projected Monthly Rent	Projected Annual Rent
Ground Floor	Commercial	1,224	\$10,000	\$120,000
Second Floor	Commercial	850	\$4,500	\$54,000
Residential Duplex	Residential	1,700	\$6,000	\$72,000
TOTAL		3,774	\$20,500	\$246,000



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