BUILDING FOR SALE

Midtown West 335-337 West 55th Street

Price: \$14,900,000

Property Overview:

 Property Type: 7 story Residential Building w/elevator

 Location: Clinton- Hell's Kitchen (between 8th & 9th Avenues)

• Building Dimensions: 30' x 73'

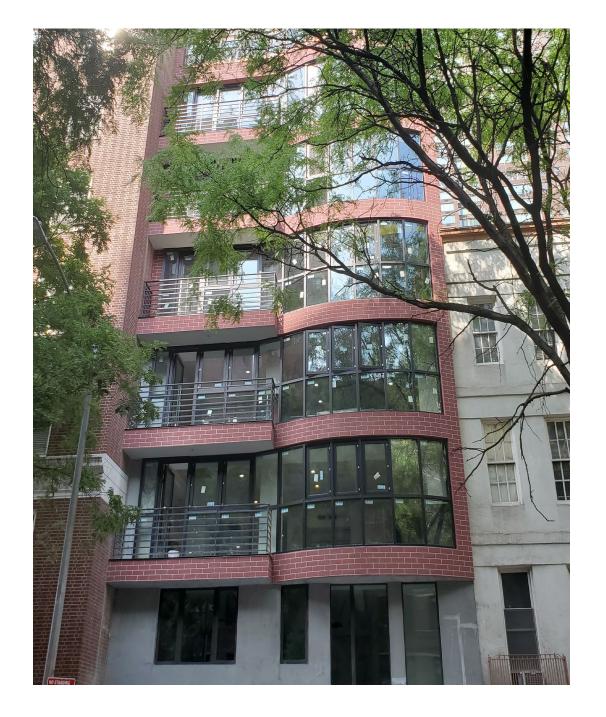
Lot Size: 30' x 100.42'Units: 7 (One unit/floor)

Year Built: 2024

Block/Lot: 01046-0117

Investment Highlights:

- Trophy location steps from Columbus Circle & Central Park
- Excellent subway access (A/C/E, B/D, 1/N/Q/R/W lines)
- Strong rental demand with upside potential
- Well-maintained property with repositioning opportunity
- Surrounded by dining, entertainment, and cultural landmarks



Financial Summary

- Asking Price: \$15,000,000
- Price Per Unit: \$2,142,000
- Price Per SF: \$1,158
- Gross Income: \$768,000
- Net Operating Income (NOI): \$ 480,000
- Cap Rate: 3.9%

Financial Overview & Cap Rate Analysis:

• Asking Price: \$14,900,000

Total Retail Condo Value: \$17,500,000

Estimated Annual Rent Roll: \$768,000

Estimated Annual Expenses: \$288,000

Net Operating Income (NOI): \$480,000

• Cap Rate @ \$15M: 3.22%

Expenses (Annual)

• RE TAX \$1	77,998.57
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- **INSURANCE** \$13,146.00
- WATER / SEWER \$11,276.00
- **REPAIRS** \$36,500.00
- **MANAGEMENT** \$10,000.00
- **ELEVATOR MAINT.** \$4,551.00
- **MISCC** \$26,204.00

• **TOTAL EXPENSES** \$279,675.57

Offering Terms

Asking Price: \$14,900,000

• Delivery: As Is

• Ownership: Fee Simple

Contact Information

- Amedeo Pelin
- Douglas Elliman Real Estate
- \$ 917-892-0648
- • △ Amedeo.pelin@elliman.com



Property Photos

