

**THE ARIEL GROUP REALTY CORP.**

# Retail Condo For Sale

## 117 East 29th Street, NY, NY 10016



**117 East 29th Street,  
New York, New York 10016**  
Gross Floor Area :1,291 GSF

### Unit Highlights:

- \* High ceilings
- \* Approx 34 ft width storefront
- \* Street level private entrance
- \* 11' ceiling height
- \* Separate HVAC system
- \* Two storage rooms in the basement included
- \* Good Condition and Deliver Vacant
- \* Zoning C4-5A

### Location Highlights:

- \* Murray Hill section between Lexington and Park Avenue.
- \* #6 subway is 1 block away at East 28th St
- \* #N,R,W is few minute walk away

Common Charge : \$1,361.09 Monthly  
Real Estate Tax : \$2,465 Monthly

**Asking : \$2,195,000**

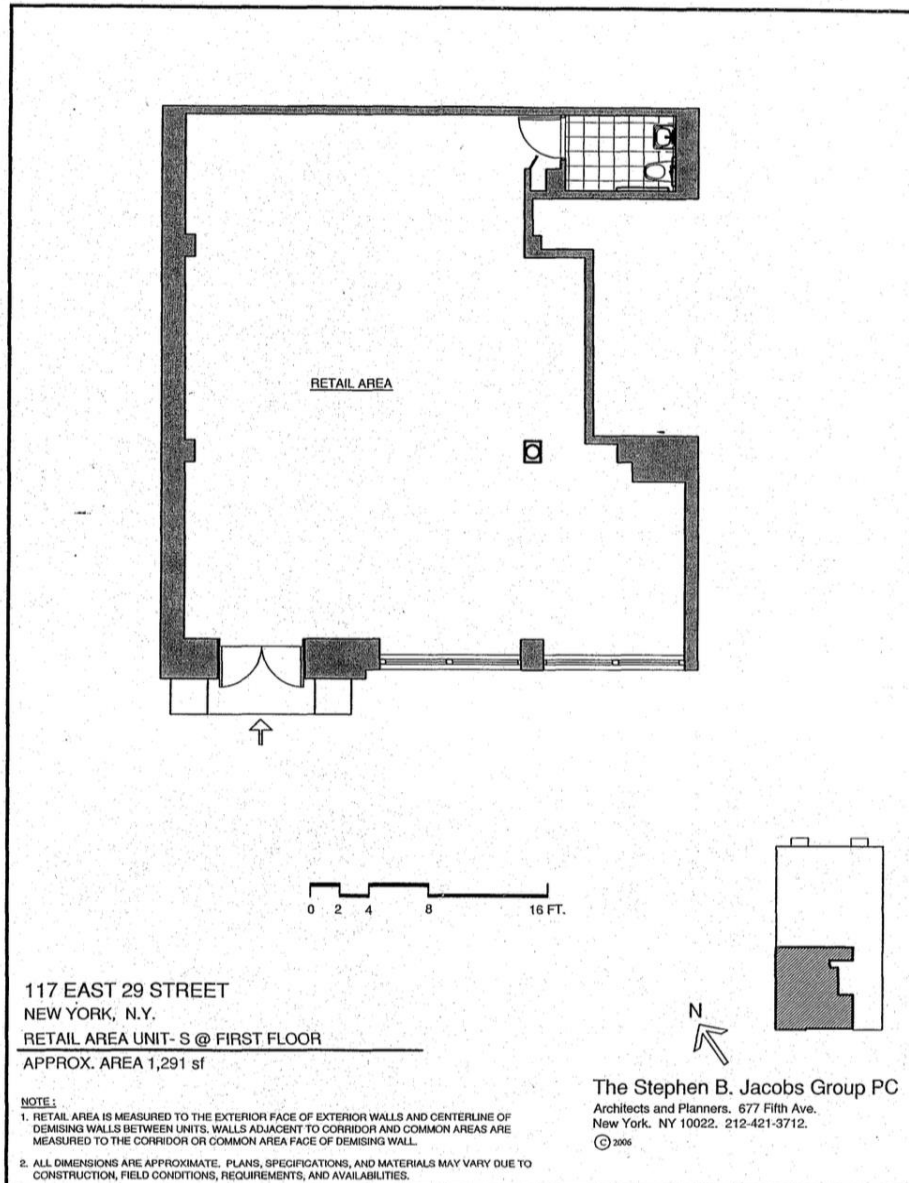
Contact: The Ariel Group Realty Corp  
Charlotte Cheung Tel: 917-319-8856  
Email: charlotte@arielgrouprealty.com  
Website: www.arielgrouprealty.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, building forages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information herein.

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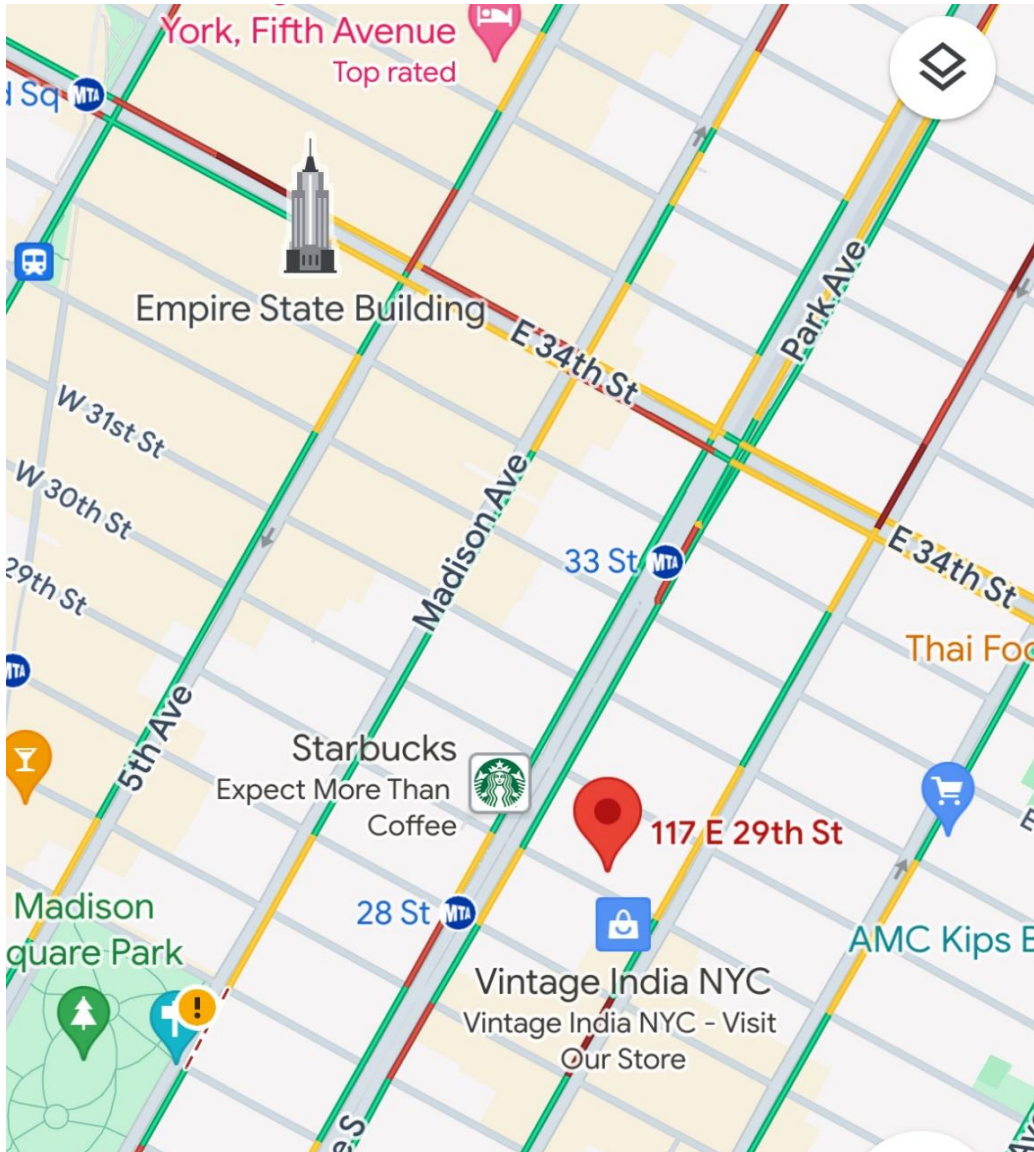
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