

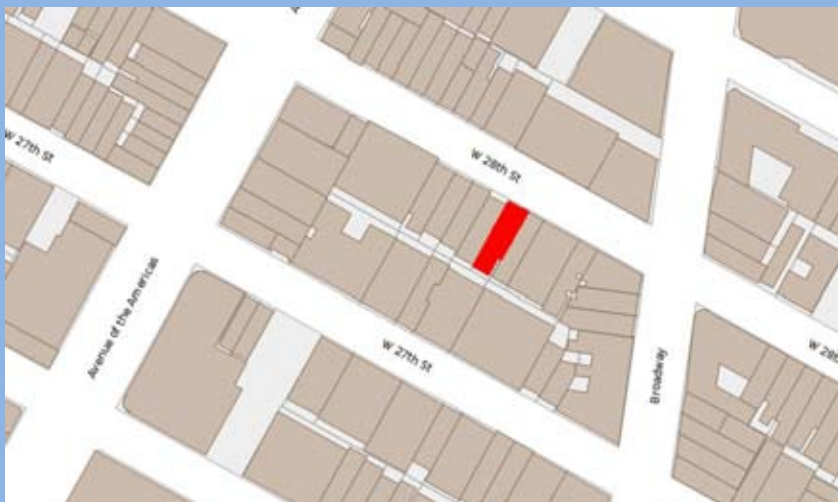
# 34 West 28<sup>th</sup> Street New York, NY 10001

## Building Income and Expenses

Unit	Rent
Retail	\$25,000
2 <sup>nd</sup> Floor	\$4,800
3 <sup>rd</sup> Floor	\$4,000
4 <sup>th</sup> Floor IMD Tenant	\$500
5 <sup>th</sup> Floor IMD Tenant	\$545
6 <sup>th</sup> Floor	\$4,500
<b>Total Monthly</b>	<b>\$39,345</b>
<b>Total Annual</b>	<b>\$472,140</b>

Approximate Expenses	
Annual Real Estate Taxes	\$76,000
Annual Expenses (Super, Gas, Insurance, Water, Sewer)	\$75,000
<b>Total</b>	<b>\$151,000</b>

TOTAL ANNUAL INCOME	\$472,140
TOTAL ANNUAL EXPENSES	\$151,000
<b>NET OPERATING INCOME</b>	<b>\$321,140</b>



Roxanne Betesh  
212.604.9004  
roxanne@sinvin.com

Chris Guzzello  
646.673.8764  
chrisg@sinvin.com

# 34 West 28<sup>th</sup> Street New York, NY 10001

**Asking \$7,000,000**



Year Built	1910
Block/Lot	829/63
Bldg. Class	L8 (Loft with Retail Stores)
Lot Dimension	27.5 x 98.75
Bldg. Dimensions	28 x 96
Stories	6
FAR	10
FAR As Built	5.28
Usable Floor Area	14,612 SF
Maximum Usable Floor Area	27,160 SF

**34 West 28th Street, located on the south side of West 28th Street between Broadway and 6th Ave, A free standing 6 Story 14,606 SF commercial loft building . This is an ideal redevelopment opportunity for a hotel/retail/Office or a single user, located in a re-emerging FLATIRON/CHELSEA/Madison Square Park location. This building consists of 6 Stories including a retail space. The building is fully occupied and generates about 5% in annual returns. There is 12,554 additional buildable SF. Permitted Uses include Commercial,Industrial,Retail,Hotel, M1-6 zoning. The property is located in a central location within a short walking distance to multiple subway lines including the N-R Line on Broadway and 28th Street(half a block), 1 train on 28th and 7th Ave( less than two blocks), 6 train at 28th Street and Park Avenue. 34 West 28th Street building is being offered for sale separately or as a combination with the adjacent 36 West 28th Street property, both buildings combined will constitute a development site with approximately 50,000 buildable square foot.**