



**591 Middle Neck Rd, Great Neck NY 11023
Tel : 516-498-2378 Fax : 516-498-9150**

Building for sale

Address : 11 East 30 Street NY NY 10016

Lot size : 21.42 X 85 Building size : 9807 SF

FAR : 10

Zoning : C5-2

Building description : A 6 story Elevated building with 8 Apartments and one Retail store . Off 5th Ave, near Empire State Building and Penn Station .

There are 7 free Apartments with No Lease , and one rent control tenant . The retail is an established Restaurant with the lease till the year of 2014 , occupying the Basement, first and 2nd floor , paying below the market rent .

NOTE : there is an air right of another 4 story or 7140 SF

Income : Apartments income : \$ 341,400.00

Restaurant pays : \$ 186,000.00 plus 6% yearly increase

Gross Income : \$ 527,400.00

Net of income : \$ 426,000.00

PRICE : \$ 8,550,000.00

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