

## 352 East 55<sup>th</sup> Street

Between Second and First Avenues



### SIZE:

20' x 100' (Built 60' deep)

### STORIES:

5

### SQ.FT:

5,400 (Appx.)

### ZONING / F.A.R.:

C1-5 / R10 (equivalent) / 10.0

### ASKING PRICE:

\$4,800,000

### DESCRIPTION:

20'-wide, five-story, mixed-use building located in Midtown East with retail and six residential units. Lower commercial duplex is currently owner occupied and will be delivered vacant at closing, Four (4) free-market units and two (2) rent-stabilized units.

Certificate of Occupancy is for commercial use on ground floor front and Letter of No Objection has been issued for full ground floor commercial use (use group 6).

Property is underbuilt. Air rights have not been sold.

FOR MORE INFORMATION  
OR TO SCHEDULE AN APPOINTMENT

Dane Hope/Matthew Lesser  
(212) 371-8200 x31 / [dgh@lesliegarfield.com](mailto:dgh@lesliegarfield.com)  
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L E S L I E J.

# GARFIELD

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### INCOME:

	<u>RENT</u>	<u>LXP</u>
* Front Retail	\$4,000	-
** Rear Garden Duplex	\$5,000	-
2A	\$2,556	11/13
2B ( <i>Rent-Stabilized</i> )	\$1,571	1/14
3A	\$2,435	11/13
3B	\$ 2,000	11/13
4A	\$2,435	11/13
4B ( <i>Rent-Stabilized Senior</i> )	\$1,241	1/13

\* **Projected Rent**

\*\* **Projected rent w/ minor improvements**

**ANNUAL INCOME: \$254,856**

### EXPENSES:

R.E. Taxes:	\$48,947
Repairs/Mt:	\$4,000
Super:	\$2,500
Water/Sewer:	\$6,000
Gas/Electric:	\$3,500
Insurance:	\$6,500

**ANNUAL EXPENSES: \$71,447**

### NOI:

**\$183,409**

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