116-118

EAST 31ST STREET

NEW YORK, NY 10016



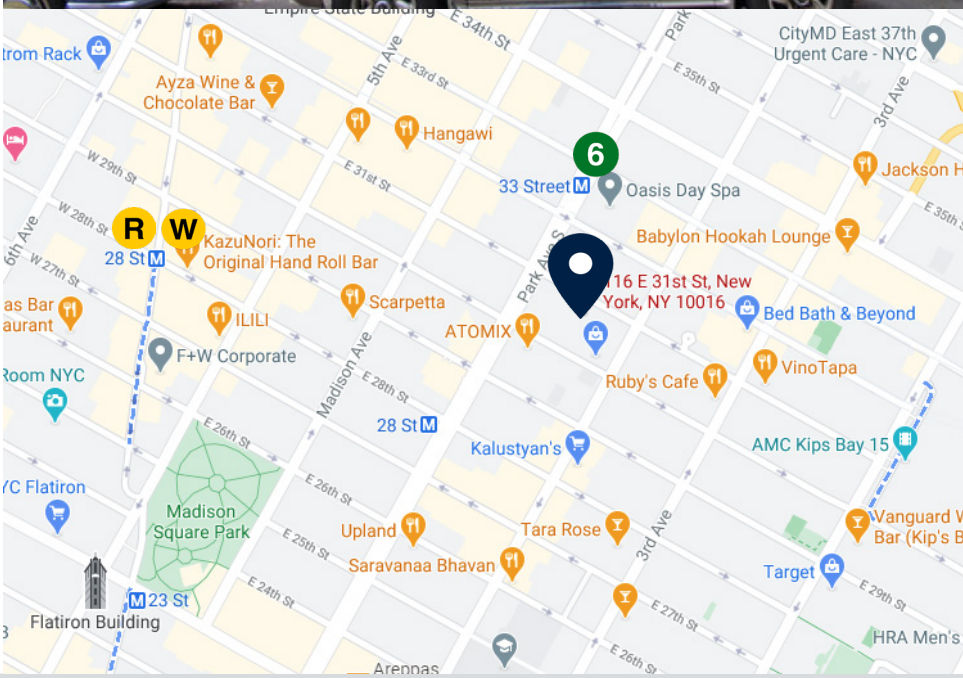
SALE PRICE

$4,750,000

SALE METRICS	
8,297 Total Approx SF	13 Total # of Units
80% FM Unit Mix	9.04x Current GRM
$572 Price/SF	$365,385 Price/Unit

INVESTMENT HIGHLIGHTS

BLOCK & LOTS:	00886-0077, 0078
NEIGHBORHOOD:	NoMad
CROSS STREETS:	Park Ave S & Lexington Ave
PROPERTY DIMENSIONS:	21 ft x 52 ft(116) 20 ft x 70 ft(118)
# OF UNITS:	12 Apts & 1 Store
TOTAL SQUARE FOOTAGE:	8,297
ZONING:	C4-5A
FAR:	4
TAX CLASS:	2B



IPRG