

123

1ST AVENUE

NEW YORK, NY 10003

SALE PRICE

\$3,050,000

SALE METRICS

3,680

Approx SF

3 Apts & 1 Store

of Units

2.06%

Current Cap Rate

6.77%

Pro Forma Cap Rate

\$829

Price/SF

\$762,500

Price/Unit

Delivered Vacant

INVESTMENT HIGHLIGHTS

BLOCK & LOT: 00449-0034

NEIGHBORHOOD: East Village

CROSS STREETS: St Marks Pl & E 7th St

PROPERTY DIMENSIONS: 20 ft x 45 ft

LOT DIMENSIONS: 20 ft x 50 ft

OF UNITS: 3 Apts & 1 Store

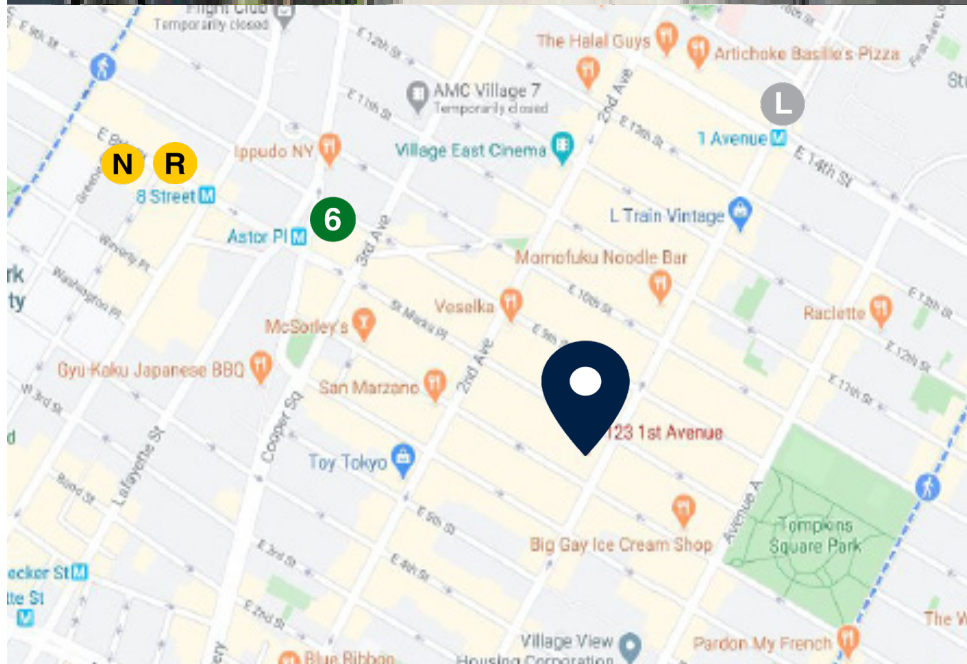
TOTAL SQUARE FOOTAGE: 3,680

ZONING: R7A, C1-5

FAR: 4

TAX CLASS: 2A

CLOSED



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IPRG