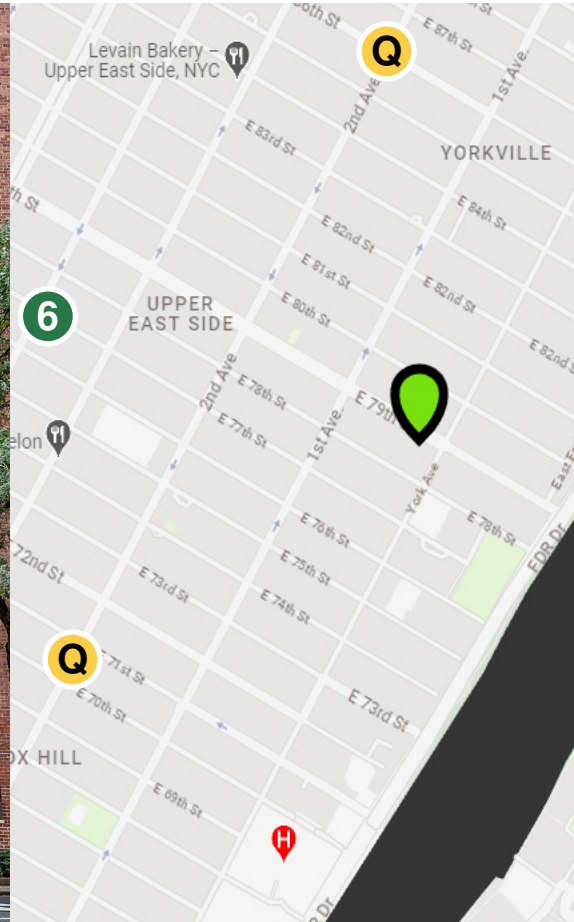


IPRG

448 EAST 79TH STREET NEW YORK, NY 10075

CLOSED



SALE PRICE

\$1,950,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01473-0129
NEIGHBORHOOD:	Lenox Hill
CROSS STREETS:	York Ave & 1st Ave
PROPERTY DIMENSIONS:	19 ft x 66 ft
LOT DIMENSIONS:	19 ft x 79 ft
ZONING:	R10A, C1-5
FAR:	10.0
TAX CLASS:	2B - \$121,519

SALE METRICS

8 Apts & 2 Stores
of Units

7,455
Approx. SF

7.10%
*Current Cap Rate

\$261
Price/SF

8 Rent Stabilized Apartments

2 Retail Units: 1 occupied & 1 delivered vacant

*Cap Rate includes projection for vacant store

ADAM
LOBEL
718.360.8815

ZACHARY
ZISKIN
718.360.0969

JUSTIN
ZEITCHIK
718.360.8827