



55 West 86th Street
MIX USE BUILDING FOR SALE
\$9,950,000

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Property Break Down:

Over 9,600 sq-ft of space. This building is a rare mix use building located on west 86th street between Columbus and Central Park West. The building dimension is 20 x 96. Full basement with 9 feet ceiling height that can be rented with the commercial space. Reinforced steel beams on ground and basement floor. 4 different egresses for the commercial space

3,500 sq-ft can be used as commercial space. Basement, ground floor and half of parlor floor is commercial. The rest of the building is residential. There is additional air rights of 11,000 sq-ft. You can easily go up 1 more floor. The building is landmarked.

Zoning is R10A – C1-5

PROJECTED INCOME AND EXPENSES

Commercial rental entire basement, ground floor and half of parlor floor \$35,000 to \$40,000 a month

Parlor floor back apartment with out-door space \$2,400

3rd fl floor thru apartment \$5,000

4th fl front unit \$2,000

4th fl back unit Rent control \$1,046

5th fl floor through \$5000

Total Projected Gross Income \$605,352

EXPENSES:

- Taxes \$61,000
- Insurance \$,4500
- Heating \$15,000
- Water \$2,000
- Maint/Super \$3,000

Total Expenses: \$85,500

Net Profit \$519,852