

On East Harlem's most pleasant street Building for sale (possible expansion)



273 Pleasant Avenue (B/W 114th & 115th St)

Price: \$1.1 Million - 6.3% Cap - NOI \$70,000

Lot Size: 13' x 74'

4 Story - four 600 SF full floor units

2,400 SF/ additional 1,200 SF Possible - Air rights
for 2 additional floors

Taxes: \$3,200/Year - Heat (oil) \$6,000/Year (est)
- Water + Sewer \$2,400/Year (est)

Total Expenses: \$11,600

Current Rental Income: \$6,800/Month -
\$81,000/Year



Build your private penthouse atop these four income units and live on a quiet Manhattan street just steps from Costco, Target, Best Buy, etc. Enjoy Thomas Jefferson Park, get easy access to the FDR Drive, East River Promenade, & walk 20 yards to famous "Rao's" Restaurant.

Peter Wargacki

Vice President

646-307-6456

peter@nycrs.com

www.nycrs.com

