

**FRIEDMAN-ROTH EXCLUSIVE**  
**WASHINGTON HEIGHTS TOWNHOUSE FOR REDEVELOPMENT**  
**APPROVED PLANS FOR 2 LARGE TRIPLEXES**  
**REO**



**Asking Price: \$ 1,695,000**

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Address:	914 St. Nicholas Avenue, New York, NY 10032		
Location:	On the East side of St Nicholas Ave Between West 155th and West 157th in Washington Heights Section of Manhattan.		
Description:	4 Story Walkup Townhouse.		
Block / Lot:	2107 / 009	Zoning:	R7-2
FAR:	4		
Lot Size:	17.17 x 66.25	Lot SF:	1,088
Building Size:	17 x 46 (plus extension on ground)	Building SF:	4,301
Layout:	Plans for 2 Large Triplexes	Price PSF:	\$394.00
<b>INCOME:</b>			
<b>Rental Projection @\$47 a foot</b>			
Unit 1 Triplex 2346 Sqft	\$	110,262	
Unit 2 Triplex 1955 Sqft	\$	91,885	
<b>Gross Annual Income:</b>	<b>\$</b>	<b>202,147</b>	
<b>EXPENSES: (ESTIMATED)</b>			
Real Estate Taxes: Tax Class 2A	\$	6,263	
Water & Sewer	\$	2,070	
Insurance	\$	3,100	
Electric / Heat		Tenants	
Repairs	\$	7,500	
<b>Total Expense:</b>	<b>\$</b>	<b>18,933</b>	
<b>Estimated Net Operating Income:</b>	<b>\$</b>	<b>183,214</b>	
<b>Price:</b>	<b>\$</b>	<b>1,695,000</b>	
Remarks:	Entire Building has been gutted, with approved plans to build 2 Large Triplex Apartments. Structural beams have been replaced; Framing has been done. All new windows are inside the property but not yet installed.		
	2025 Sales Comparable are between \$550 a foot and \$680 a foot in the immediate area. Approved Plans Available Upon Request.		

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**Map:**

