

98 East Broadway

NEW YORK, NY 10002 • CHINATOWN, MANHATTAN


3,207 SF
 UNIT SIZE

23,283 SF
 BUILDING SIZE

2nd
 FLOOR — FULL

2008
 YEAR BUILT

Occupied
 OCCUPANCY

INVESTMENT HIGHLIGHTS

- ◆ Prime Chinatown commercial condo located along East Broadway's active retail and civic corridor with excellent visibility and pedestrian traffic.
- ◆ Full 2nd floor unit occupied by Happy Wealthy Adult Daycare Center Inc. on a 5-year lease through October 2027, with current rent of **\$11,801/month** and 3% annual escalations.
- ◆ Located near civic, medical, and commercial amenities that support a diverse, long-term tenant base.
- ◆ Immediate access to the F train at East Broadway and the B/D lines at Grand Street.

TRANSIT ACCESS



Steps from the **East Broadway** and **Grand Street** stations, connecting the asset to Lower Manhattan, Brooklyn, and beyond.

PROPERTY DETAILS

ADDRESS	98 East Broadway, NY 10002
SECTION / BLOCK / LOT	1 / 282 / 1004
NEIGHBORHOOD	Chinatown
BUILDING SF (APPROX.)	23,283 SF
UNIT	2nd Floor (Full Floor)
UNIT SF	3,207 SF
TENANCY	OCCUPIED
TENANT	Happy Wealthy Adult Daycare Ctr.
YEAR BUILT	2008
COMMON CHARGES (2025)	\$20,961
RE TAXES (2025)	\$31,476

NET OPERATING INCOME

 GROSS RENTAL INCOME
\$141,612

 TOTAL EXPENSES (2025)
\$56,516

 NET OPERATING INCOME
\$85,096

Based on current in-place rent of \$11,801/month (\$141,612 annualized) against 2025 total operating expenses of \$56,516 (RE taxes \$31,476, common charges \$20,961, insurance \$3,262, repairs \$817).

CONTACT EXCLUSIVE AGENTS FOR ADDITIONAL INFORMATION

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