

208 GRAND STREET

23 UNIT MIXED USE BUILDING

NEW YORK, 10013

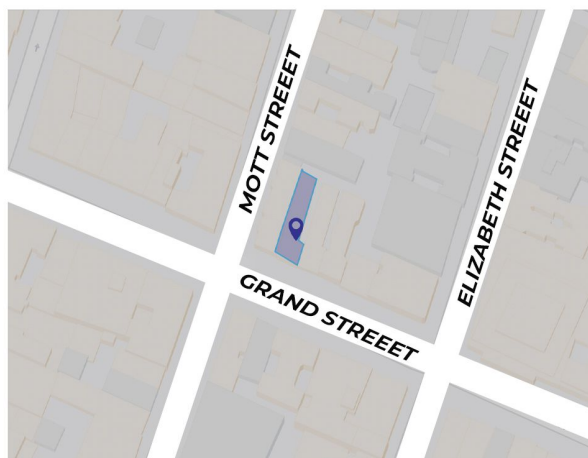


ASKING PRICE
\$4,800,000

PROPERTY INFORMATION

Building Area	10,434 Sq (24 Ft / 91 Ft)
Retail	870 Sq Ft
Residential	9,564 Sq Ft - 22 Apartments
Grand Total	10,434 Sq Ft - 23 units
Land Use	Mixed used building
Lot Area	2,347 Sq Ft
Building Class	C7
Zoning	C6-2G
FAR as built	4.45
Buildable	14,128 Sq Ft
Air Rights	3,684 Sq Ft
Block & Lot	00470 & 0031
Neighborhood	Little Italy

SITE MAP



PROPERTY HIGHLIGHTS



23 Family Mixed Use Building



Prime Location on Grand Street Between Elizabeth Street and Mott Street



Only **\$460** per square foot



Easy Access to the **B D N Q R G J Z** trains

CONTACT



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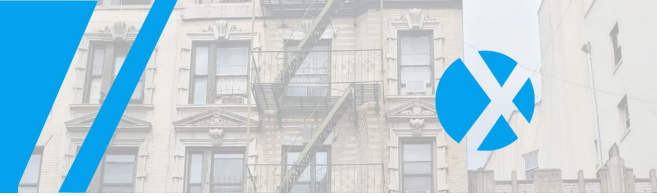


5 West 37th Street, 12th Floor
New York, NY 10018

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FINANCIALS

Unit	Monthly Rent	Status
Apt 1	\$1,264.21	Occupied
Apt 2	\$1,692.90	Occupied
Apt 3	\$1,074.35	Occupied
Apt 4	\$1,977.56	Occupied
Apt 5	\$2,099.33	Occupied
Apt 6	\$1,495	Occupied
Apt 7	\$60	Occupied
Apt 8	\$959.44	Occupied
Apt 9	\$2,574.67	Occupied
Apt 10	\$1,112.98	Occupied
Apt 11	\$911.32	Occupied
Apt 12	\$1,672.80	Occupied
Apt 13	\$1,843.22	Occupied
Apt 14	\$1,419.80	Occupied
Apt 15	\$1,058.15	Occupied
Apt 16	\$1,209.14	Occupied
Apt 17	\$120	Occupied
Apt 18	\$1,005.77	Occupied
Apt 19	\$1,060.43	Occupied
Apt 20	\$900.10	Occupied
Apt 21	\$868	Occupied
Apt 22	\$851.65	Occupied
Retail space	\$10,053.10	Occupied
Monthly Total		\$37,315.60

EXPENSES & INCOME ANALYSIS

Overall Analysis	
Annual Total	\$447,787.20
Expenses	
Real Estate Taxes	\$169,378.00
Insurance	\$12,370.00
Super	\$2,400.00
Utilities	\$24,328.84
Water & Sewage	\$29,250.00
Total	\$237,726.84
Net Income	\$210,060.36

PROPERTY OVERVIEW



This building is located steps away from Little Italy, Noho and Chinatown three of the remaining neighborhoods that have been appreciating rapidly to catch up to Soho, Tribeca and LES prices. Only steps away from Delancey Street (NYC's hottest block for lounges, restaurants and bars), and one block away from Mulberry Street. Three blocks away from the **B D** train on Grand Street and five blocks away from **G N Q R J Z** trains on Canal Street.

PROPERTY DESCRIPTION

Oxford Property Group has been retained to exclusively represent 208 Grand Street - a 23 unit mixed use building priced significantly below market value. Located on a prime block that borders Little Italy, Noho and Chinatown, 208 Grand Street grants the owner the ability to own this fantastic location that has demonstrated tremendous appreciation over the last decade.

Priced at only slightly above \$200,000 a unit (with one commercial unit), 208 Grand Street is a great opportunity to own a large building in Little Italy for under \$5,000,000!

208 Grand Street is built six stories high and spans over 10,000 square feet with four apartments per floor - two one bedrooms facing south and two bedrooms facing north. With a 24FT x 100FT lot size, this building has an extremely large plot size unlike other buildings in this price range. Air rights have not been fully maxed out nor have they been sold, which would be of great added value to the owner as they can be transferable as well.

Current ownership has maintained the common areas in great condition with a newly patched roof and a boiler that was replaced in 2017.

23
UNITS



24'
OF FRONTAGE



OVER
10,000
SQUARE FEET



CENTRAL
LOCATION



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GRAND STREET

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FOR SALE INFORMATION PLEASE CONTACT



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