



250 EAST 49TH STR.

PRIME COMMERCIAL CONDO FOR LEASE OR SALE



Evans Real Estate

Investments

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YOUR SPACE - YOUR VISION

Fantastic opportunity for **owner-users or investors** looking to secure a flexible commercial space in one of Manhattan's most dynamic neighborhoods

C6 zoning - suitable for a wide range of uses including:

Art gallery

Fitness studio, yoga, dance, martial arts, krav maga

Office or creative workspace

Music Studio

Showroom or storage

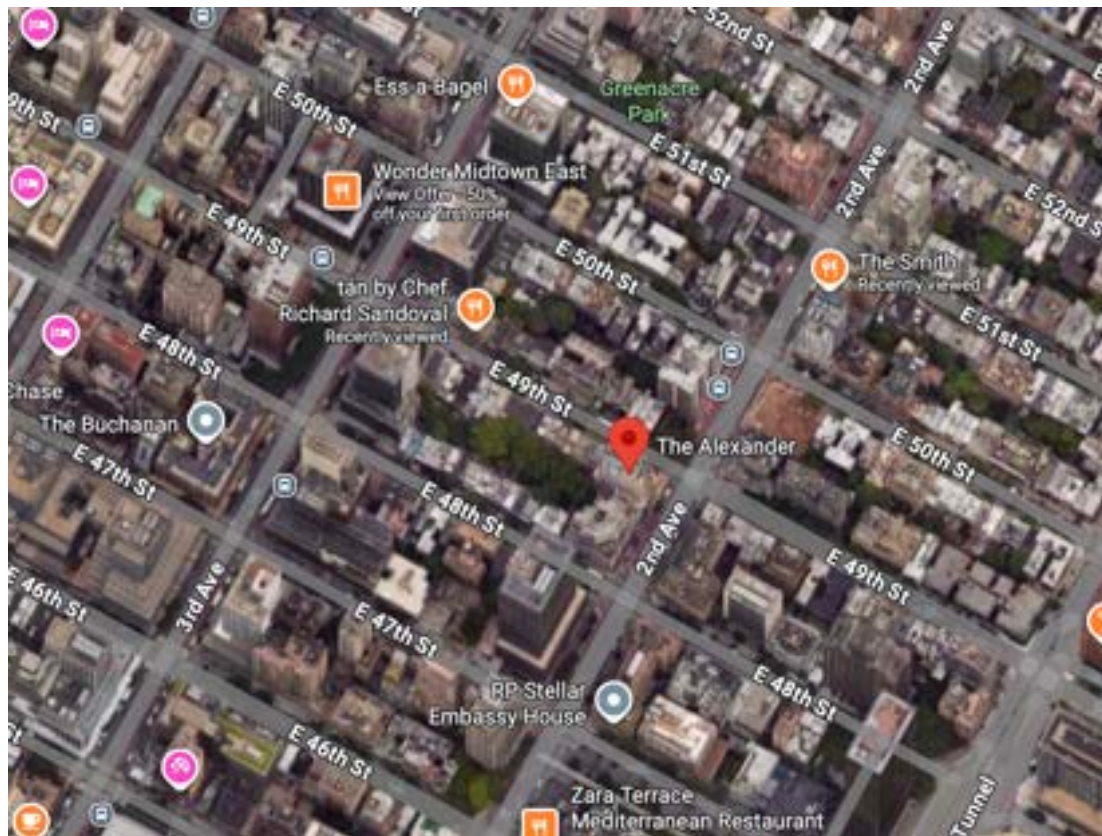
Others

RENDERINGS



Prime Midtown East location on 2nd ave and 49th street

Positioned on the ground level of The Alexander – one of Midtown East's most prestigious luxury residential towers



FINANCIALS

Common charges \$496.07 per month

RET: approx. \$3,400 per month

Asking Lease: \$7,000

Asking Sale \$850,000