

LISTING INFORMATION
520 NINTH AVENUE - Building

Neighborhood: Hudson yard
6 BR – 6 BATH ! DfcZ'gUW
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Asking: \$5,500,000
Yearly taxes: \$41,521 Monthly Taxes: \$3,460

Income & Expenses

Apt.	Description	Monthly rent	Status
-1:	Commercial	\$9,500	Rented til TBD
-2:	2 bed/2 bath	\$4,995	Rented til 8-24
-3:	2 bed /2 bath	\$4,995	Rented til 9-24
-4:	2 bed/2 bath	\$5,300	Rented til 9-23

Total Gross Annual Income: \$297,480

Yearly Expenses:

Insurance:	\$4,799
Gas and Electricity:	\$4,173
Tax:	\$41,521
Cleaning/super:	\$3,000
Water and sewage:	\$4,891
Total expenses:	\$58,386

Total net income: \$239,093

Transportation

A C E at 42nd St-Port Authority Bus Terminal

0.15 miles

A C E at 34th St

0.22 miles

N Q R S 1 2 3 7 W at Times Square

0.32 miles

7 at 34th St - Hudson Yards

0.36 miles

N Q R S 1 2 3 7 W at Times Square-42nd St

0.38 miles



EST. 1992
PETER ASHE
 REAL ESTATE



520 NINTH AVENUE BUILDING

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520 Ninth Avenue

FOR SALE: \$5,500,000



Unique opportunity to purchase a fully leased gut renovated prewar building with one office/ retail space on the ground floor and 3 floor through brand new 2 bed/ 2 bath residential units with top-of-the-line appliances and finishes. See income and expense details below.

Located in in between the Times Square and Hudson Yards neighborhoods and in close proximity to the A/C/E, 1/2/3 & 7 trains at Times Square and few blocks to Penn Station.

Whole Foods, Hudson Yard Mall, Brooklyn Fare & Ideal Market grocery store are located within the neighborhood, as is the Hudson River Greenway, High Line as well as the best that New York is most famous for: theatrical shows and performances, fine dining, delicious affordable dining, clothing and food shopping for all budgets, and sky-high buildings and hotels. Additionally, for outdoor lovers, you also have Bryant Park located three blocks east and the Hudson River piers three blocks west.



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"We know what you need!"

