

BASELINE

REAL ESTATE ADVISORS

**EXCLUSIVE LISTING:**  
**301 E Houston Street**

**4 Unit Mixed Use Building  
In the Lower East Side**



BASELINE

REAL ESTATE ADVISORS

**MICHAEL SHERMAN | Founder**

Baseline Real Estate Advisors | [www.BaselineRealEstate.com](http://www.BaselineRealEstate.com)

(631) 235-9741 | [MICHAEL@BASELINEREALESTATE.COM](mailto:MICHAEL@BASELINEREALESTATE.COM)

# BASELINE

REAL ESTATE ADVISORS

## Property Information

### Location

301 E Houston St

### Building Size

2,988 SF

### Lot Size

936 SF (18ft x 52ft)

### Units

4 Units (3 Apts & 1 Retail)

### Status

All FM

### Notes

Located in the Lower East Side

4-Story Walkup

100% Market Rate Units | 1 Vacant Apartment

Retail Newly Leased to a Deli

Tax Class 2A

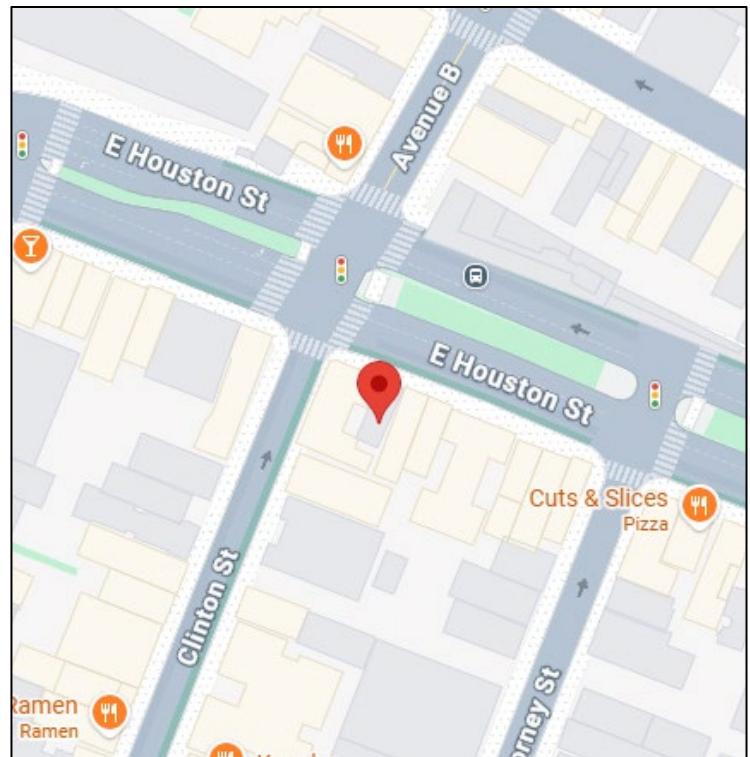
2,649 SF Air Rights

Next door to the famous Clinton Street Baking Company

Steps from restaurants, shops, markets, schools

A few blocks from the F, M, J, Z train

Financials		Current	Projected
Residential	3	\$160,680	\$170,940
Commercial	1	\$78,000	\$79,956
<b>Total Income</b>		<b>\$238,680</b>	<b>\$250,896</b>
RE Taxes	2A	\$47,288	\$47,288
Insurance		\$20,960	\$20,960
Electric		\$492	\$492
Other		\$4,000	\$4,000
Mgmt		\$6,800	\$7,300
<b>Total Expenses</b>		<b>\$79,640</b>	<b>\$80,040</b>
<b>NOI</b>		<b>\$159,040</b>	<b>\$170,856</b>



Asking Price: \$3,000,000

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied

(631) 235-9741 | MICHAEL@BASELINEREALESTATE.COM

## RENT ROLL

Unit	Status/Tenant	Lease End	Current Rent	Projected Rent
Retail	Orchard Organic	8/31/2026	\$6,500	\$6,663
2	FM	4/30/2027	\$4,995	\$4,995
3	FM	6/30/2026	\$3,995	\$4,500
4	FM	2/28/2026	\$4,400	\$4,750
<b>Monthly Total</b>			<b>\$19,890</b>	<b>\$20,908</b>
<b>Annual Total</b>			<b>\$238,680</b>	<b>\$250,896</b>

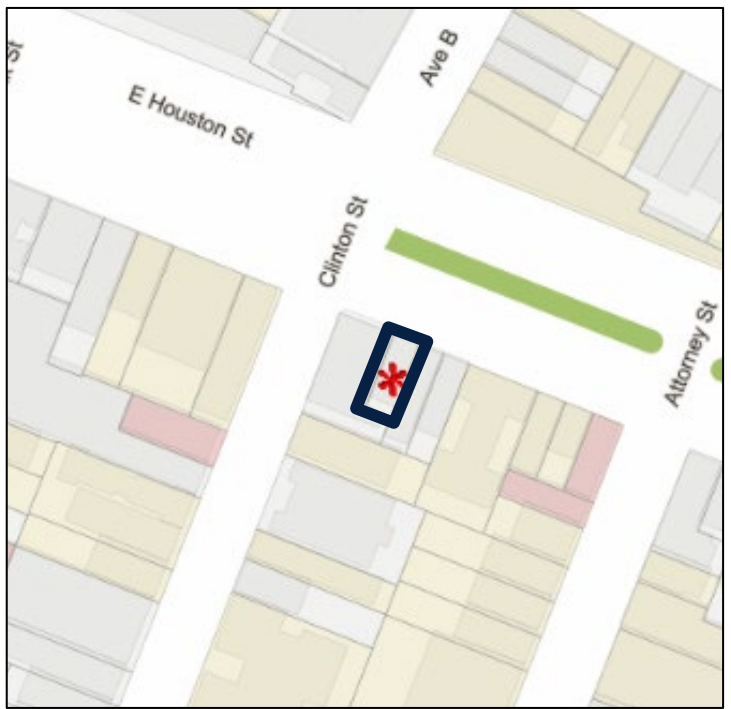
Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied

## IMAGES



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied

# AREA MAPS



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as to the condition of the property or any hazards contained therein nor are any implied.