

**FRIEDMAN-ROTH EXCLUSIVE  
WASHINGTON HEIGHTS CORNER BUILDING FOR SALE  
30 APARTMENTS, 3 STORES**



**Asking Price: \$ 3,780,000**

Friedman-Roth realty services LLC | 44 East 32<sup>nd</sup> Street | 9<sup>th</sup> Floor | New York, NY | 10016 | Tel: 212.889.4400 | Fax:212.689.7090  
Above Property Offered is Subject to Change in Price, Omissions, Errors, Prior Sale or Withdrawal Without Notice.  
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Address:	2-10 Arden Street New York, NY 10040 aka 118-122 Nagle Ave		
Location:	On the North West Corner of Arden Street and Nagle Avenue in the Washington Heights Section of Manhattan.		
Description:	5 story Walkup Apartment Building built in 1920 Renovated in 1988.		
Block / Lot:	2174 / 85	Zoning:	R76-2 / C1-4
Lot Size:	50 x 129.5	Lot SF:	6,475
Building Size:	48 x 117	Building SF:	28,080
CAP Rate:	7.36%		
Layout:	(11) 1 Bedroom; (9) 2 Bedroom, (9) 3 Bedroom, (1) 4 Bedroom	Price PSF:	\$142.27
<b>INCOME:</b>			
Residential (Actual)	\$	425,121	
Retail	\$	203,976	
<b>Gross Annual Income:</b>	\$	<b>629,097</b>	
<b>EXPENSES: (ESTIMATED)</b>			
Real Estate Taxes 2025/2026	\$	120,280	
Water/Sewer	\$	38,550	
Insurance	\$	57,000	
Electric	\$	6,000	
Gas	\$	44,550	
Super	\$	24,000	
Maintenance & Repair	\$	30,000	
Management 4%	\$	25,200	
<b>Total Expense:</b>	\$	<b>345,580</b>	
<b>Estimated Net Operating Income:</b>	\$	<b>283,517</b>	

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Remarks: Super clean building with 3 preferential rents and strong corner retail. New boiler, roof, parapet walls.



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