

43-45 W 55th Street New York

Between 5th Ave and 6th Ave – The center of midtown

\$15,000,000



LISTING AGENT

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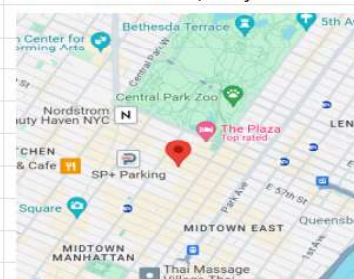
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New York Zone Property Inc

305 E 47th Street 10th Fl

New York NY 10017

**NEW YORK
ZONE**
PROPERTY INC

Location	Total income	Price
43-45 W 55th Street New York Between 5th ave and 6th Ave	Actual-\$1,034,945 Projection-\$1,214,945 (Vacant 2F retail space \$15,000 possible rent)	\$15,000,000
The center of Midtown	Real estate Tax \$320,996	NOI Actual \$561,508 Projection \$741,508
Building size 14,680 SF	Utilities \$48,000	CAP The Current 3.74%, Projection 4.9%
Air right 15,436 SF	Insurance \$24,049	
Built 1939	Maintenance \$10,000	
5th stories	Super \$9,600	
Elevator	Management \$49,929	
Unit 11 apartment (3RS) and 3 stores		

