



158 EAST 109TH STREET

4 Family Townhouse



East Harlem



4 Stories/4 Residential Units



4,095 Sq. Ft.

Offered at \$2,000,000

158 E 109th Street is a well maintained 4-family townhouse located in East Harlem on tree-lined East 109th Street between Lexington and 3rd avenue. This well-maintained property is built approximately 4,095 square feet with additional FAR available making this an ideal investment property for an end-user to live with income. Currently configured as four (4) FREE MARKET units, there is lots of upside and potential to create an owner's duplex or triplex with a large south facing garden and income above. Centrally located close to schools, restaurants, shops, markets, cafes, museums, transportation, and Central Park. Please contact for showing requests.





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Building Information

- **Block/Lot:** 01636-0148
- **Building Style:** Four Families (C3)
- **Building Dimentions:** 19 ft x 55 ft
- **Lot Dimensions:** 19 ft x 100.92 ft
- **Lot Square Footage:** 1,917
- **Square Feet:** 4,095
- **Roof Height:** 51 Feet
- **Year Buillt:** 1910
- **Zoning Map:** 6b
- **Zoning Districts:** R7A, R7D, C1-5, EHC
- **Tax Class:** 2A
- **Max Residential FAR:** 4
- **FAR as Built:** 2.14
- **Allowed Usable Floor Area:** 7,668 ft
- **Current Tax Bill:**\$19.707

Income and Expenses

Current

Basement = Vacant (FM) 2 bathrooms and backyard

Unit 1 = Vacant (FM) 2 Bedroom, 1 Bath

Unit 2 = \$2000 (FM) 3 Bedroom, 1 Bath

Unit 3 = \$2000 (FM) 3 Bedroom, 1 Bath

Unit 4 = \$1850 (FM) 1 Bedroom, 1 Bath

Projected

Unit 1 = \$3800 (Duplex with private backyard)

Unit 2 = \$2200 (3 Bedroom)

Unit 3 = \$2200 (3 Bedroom)

Unit 4 = \$2500 (2 Bedroom plus roof deck)

Projected Annual income = \$128,400

Annual Operating Expenses:

Insurance*	\$5,000
Taxes.....	\$19,707
Utilities*	\$4,000
Repairs*	\$3,000
Water & Sewer*	\$4,500
Total Expenses*:	\$36,207

Projected NOI: 91,193



*Estimate

Floor Plan



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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