

1143 PARK AVENUE NEW YORK, NY

Upper East Side Mixed-Use Townhouse



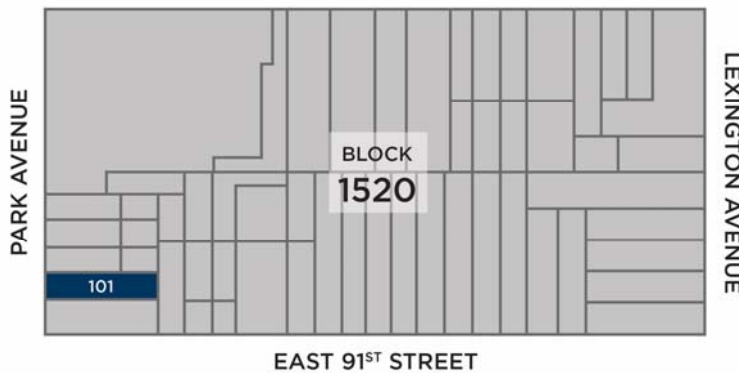
FOR SALE



ASKING PRICE

\$9,750,000

EAST 92ND STREET



PROPERTY FEATURES

LOCATION	East side of Park Avenue between East 91 st and East 92 nd Street.
BLOCK / LOT	1520/101
LOT DIMENSIONS	16' x 70'
LOT SF	1,120
GROSS SF	3,520 (Approx.)
STORIES	4
COMMERCIAL UNITS	1 (Floors 1 & 2)
RESIDENTIAL UNITS	1 (Floors 3 & 4)
ZONING/ FAR	R10 / 4.00
AIR RIGHTS	Sold
HISTORIC DISTRICT	Expanded Carnegie Hill Historic District
ASSESSMENT (15/16)	\$134,167
TAXES (15/16)	\$25,702

PROPERTY DESCRIPTION

1143 Park Avenue is a 16' wide, four story mixed-use townhouse located on the eastern side of Park Avenue between East 91st and East 92nd Street. The building consists of a basement, two floors of commercial space and two floors of residential above; additional air rights were previously sold and any further development is subject to a light and air easement with 1155 Park Avenue. Positioned in the Expanded Carnegie Hill Historic District, this building was originally constructed in 1885 by builder John Sullivan as part of a row of four row houses that included 1143, 1145, 1147 and 1149 Park Avenue. In 1924, the well-known architect Emery Roth undertook alterations to the building's façade, which included the installation of a double-height shop window enframement (reflecting the current tripartite arrangement of the openings) and the removal of window trim at the upper stories. 1143 Park Avenue is ideal for live-plus-income, retail user or conversion to its originally intended use as a single family home.

FOR MORE INFORMATION, PLEASE CONTACT:

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REVENUE

Unit	Floor	STATUS	LEASE EXP.	EST. SF	AVG \$/SF	BASE RENT	ANNUAL RENT
Commercial	1st, 2nd	N/A	Delivered Vacant	2,240	\$80*	\$14,933*	\$179,200*
Residential	3rd, 4th	FM	3/31/2016	1,280	\$92	\$9,800	\$117,600
Gross Revenue							\$296,800

* Rent Projected

EXPENSES (PROJECTED)

Real Estate Taxes (15/16)					\$25,702
Water & Sewer	@	\$0.70	/PSF		\$2,464
Insurance	@	\$1.00	/PSF		\$3,520
Fuel	@	\$1.60	/PSF		\$5,632
Electric	@	\$0.20	/PSF		\$704
Repairs & Maintenance	@	\$2.00	/PSF		\$7,040
Management	@	3%	of Gross Annual Revenue		\$8,904
Total Expenses					\$53,966

Gross Annual Revenue	\$296,800
Expenses	(\$53,966)
Net Operating Income	\$242,834

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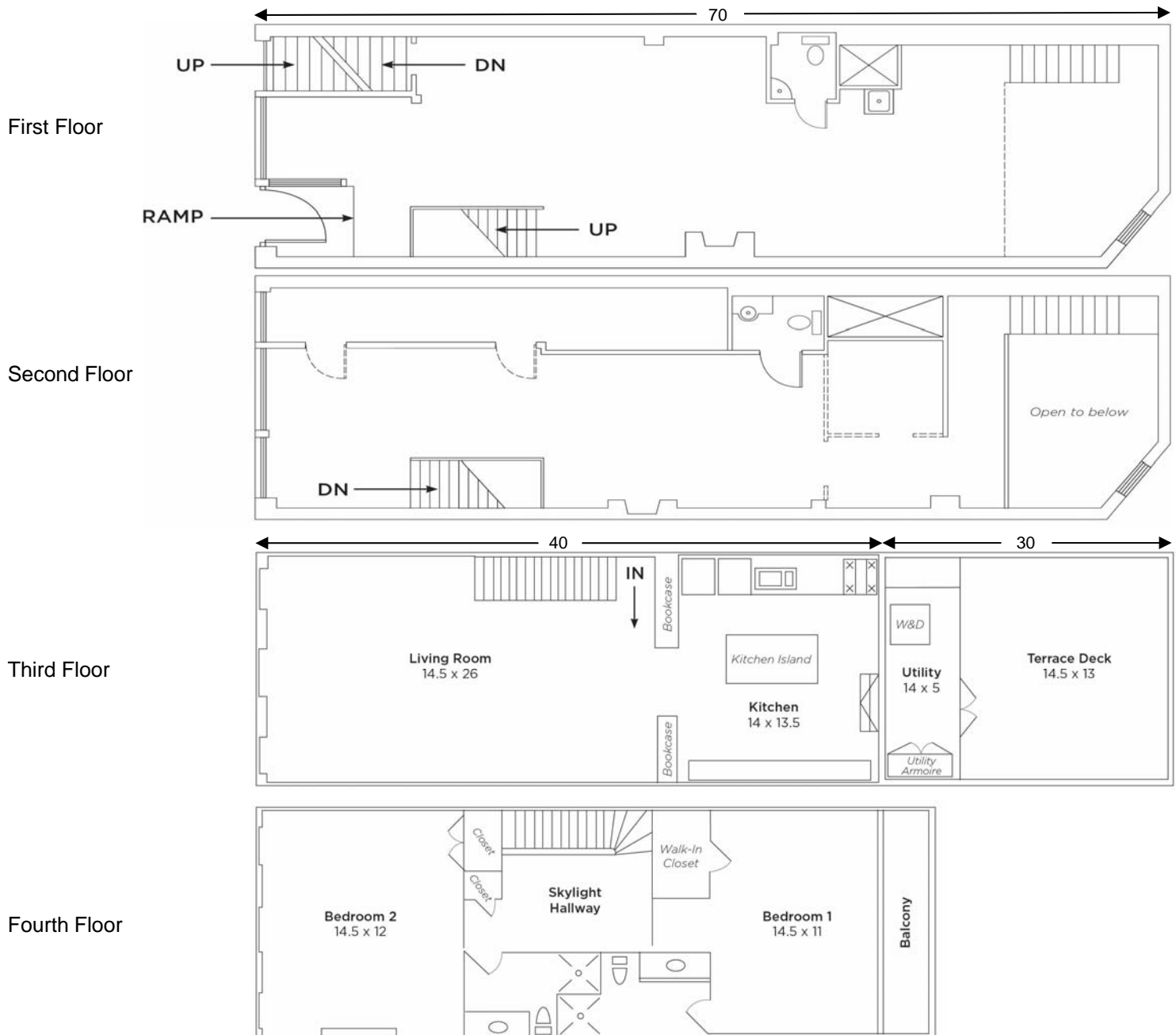
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Not to scale - All dimensions are approximate

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