

# 126 LEXINGTON

Mixed Use Townhouse :: Murray Hill

This well-priced townhouse is comprised of 6 one-bedroom apartments and 2 commercial spaces. Four of the six apartments are free market with leases expiring in May 2014. The remaining two apartments are rent stabilized and can also be vacated in 2014. There is currently a doggy day care on the second floor commercial space, which is up for renewal in December. The first floor is equipped for a restaurant with a very good condition gas kitchen in place. There is a fantastic back garden that can seat an additional 40-50 guests. The apartments are in very good condition, but may require some updating. There is also a potential conversion into a single-family townhouse. This building has a great cap rate and can make for a very lucrative investment.

**\$5,750,000** (Approx. \$1,279 /Sq.Ft.)

- 6 Units
- 4 Floors
- 99 Rooms
- 6 Baths

Bldg Sq. Footage: 4,495



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