

## 809 LEXINGTON

Mixed Use Townhouse : Upper East Side

809 Lexington Avenue is a five-story loft building built in 1873 located in a high foot traffic area just south of Equinox convenient to all transportation and is on the east side of Lexington Avenue between East 62nd and 63rd street. The building consists of ground floor grocery store with commercial loft above, which is currently rented to a nail salon. The third, fourth and fifth floors are all market rate apartments with tons of original detail and marble fireplaces. The leases are all less than one year and have no rent control and no rent stabilized units. The ceiling height ranges from 9.6 to 10.7. The basement is currently used as a kitchen for the grocery store with a refrigerated commercial food storage and gas boiler. The building can be delivered vacant and offers approximately an additional 6,000+/- square feet air rights.

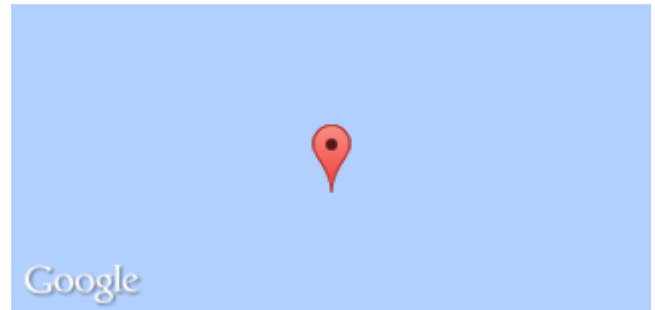
**\$8,900,000** (Approx. \$1,863 /Sq.Ft.)

\$105,254 Annual RE Taxes

- 9 Rooms
- 5 Baths

Bldg Sq. Footage:

4,777



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