

352 E 20th St

Mixed Use Townhouse · Block & Lot 925-141 · Gramercy

Entire walk-up building for sale. Fully renovated building at a 4% cap rate. Low Real Estate taxes with capped annual tax bill increase due to 2A building class. Great investment with more potential in place. Tenants pay for heat. Easy to run, well setup building. Three residential apartments and 1 retail store. All apartments are free market.

\$3,250,000 (Approx. \$1,250 /Sq.Ft.)

\$26,121 Annual RE Taxes

- 3 Units
- 4 Floors
- 99 Rooms
- 3 Baths

Lot Dimensions: 27.75 x 23
Building Dimensions: 28 x 23
Bldg Sq. Footage: 2,600

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