

# 182 Lexington Ave

NY 10016

100% Free Market & Cash-Flowing



METRO REALTY

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Asking Price: Call For Offers

## PARTICULAR

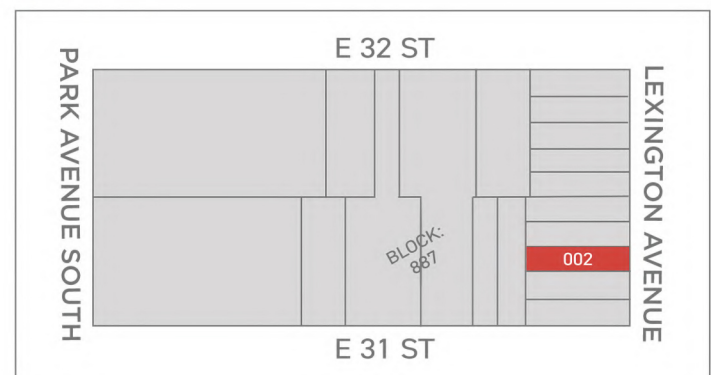
## DESCRIPTION

Location	West side of Lexington Avenue between East 31th and East 32nd St
Stories	4 plus Basement
Units	1 Retail / 1 Comm / 2 Duplex Apartments
Building Area	5,016
Retail	2,042
Residential	2,974
Grand Total	5,016
Construction	Stone
Rent Stabilized	N/A
Land Use	Mixed Resi
Lot Area	1025
Building Case	S2
Zoning	C6-2A
Residential FAR	6.02
Commercial FAR	6
Facility FAR	6.5
FAR as Built	4.89
Buildable	6170
Air Rights	1158
Block & Lot	00887 & 0022
Neighborhood	Kips Bay

## PROPERTY DESCRIPTION

Ideally located, this property sits in the heart of an area that has experienced an immense transformation in recent years. This location is at the crossroads of Midtown South and Gramacy / Lex & 30th! This neighborhood continues to evolve, as illustrated by the number of luxury condominium & rental developments that have been built in the vicinity, as well as high-end restaurants and a vibrant nightlife. Some of these fine dining establishments even hold Michelin Star ratings.

## SITE MAP



Metro Realty NY has been retained on an exclusive basis to arrange for the sale 182 Lexington. This highly desirable location sits within Manhattan's Kips Bay neighborhood. Mere steps from the hustle & bustle of midtown this fast-growing borough presents a comparatively calmer atmosphere and houses a diverse mixture of dining, shopping and nightlife.

This prime real estate offering is a historic, 4 story stone building originally constructed in 1920. Renovations were completed 2003 & most recently in 2018. This approximately, 5,016 square foot building is designated as retail & residential or office (two family), & contains 2 residential units (free market) & one retail unit.

\*\*All square footages are approximate

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## REVENUE & EXPENSES

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### REVENUE

DESCRIPTION	LAYOUT	LEASE START	LEASE MATURITY	RENTAL AMOUNT	YEARLY RENT
GROUND FL & CELLAR	COMMERCIAL SPACE	07.01.2012	2027	\$ 9,000	\$ 108,000
1ST & 2ND FLOOR DUPLEX	4BR/2 BA	03.01.2021	02.28.2023	\$ 6,500	\$ 78,000
2ND & 3RD FLOOR DUPLEX	3BR/2 BA+ TERRACE	07.01.2021	06.30.2022	\$ 7,250	\$ 87,000
<b>GROSS ANNUAL INCOME</b>					<b>\$ 273,000</b>

### EXPENSES: (ESTIMATED)

REAL ESTATE TAXES	\$ 64,624
INSURANCE	\$ 8,430
CON-EDISON	\$ 840
WATER/SEWER	\$ 1,500
R & M	N/A
FUEL	N/A
SUPER	N/A
<b>TOTAL</b>	<b>\$ 73,394</b>

Gross Annual Income:	\$ 273,000
Vacancy & Credit Loss (3%)	N/A
Effective Gross Income	\$ 273,000
Less Expenses	(\$73,394)
Net Operating Income	\$ 199,606

For more information or inspection; please contact exclusive agent:

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Listing Drone Video

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