

ASKING PRICE: \$ 4,599,999

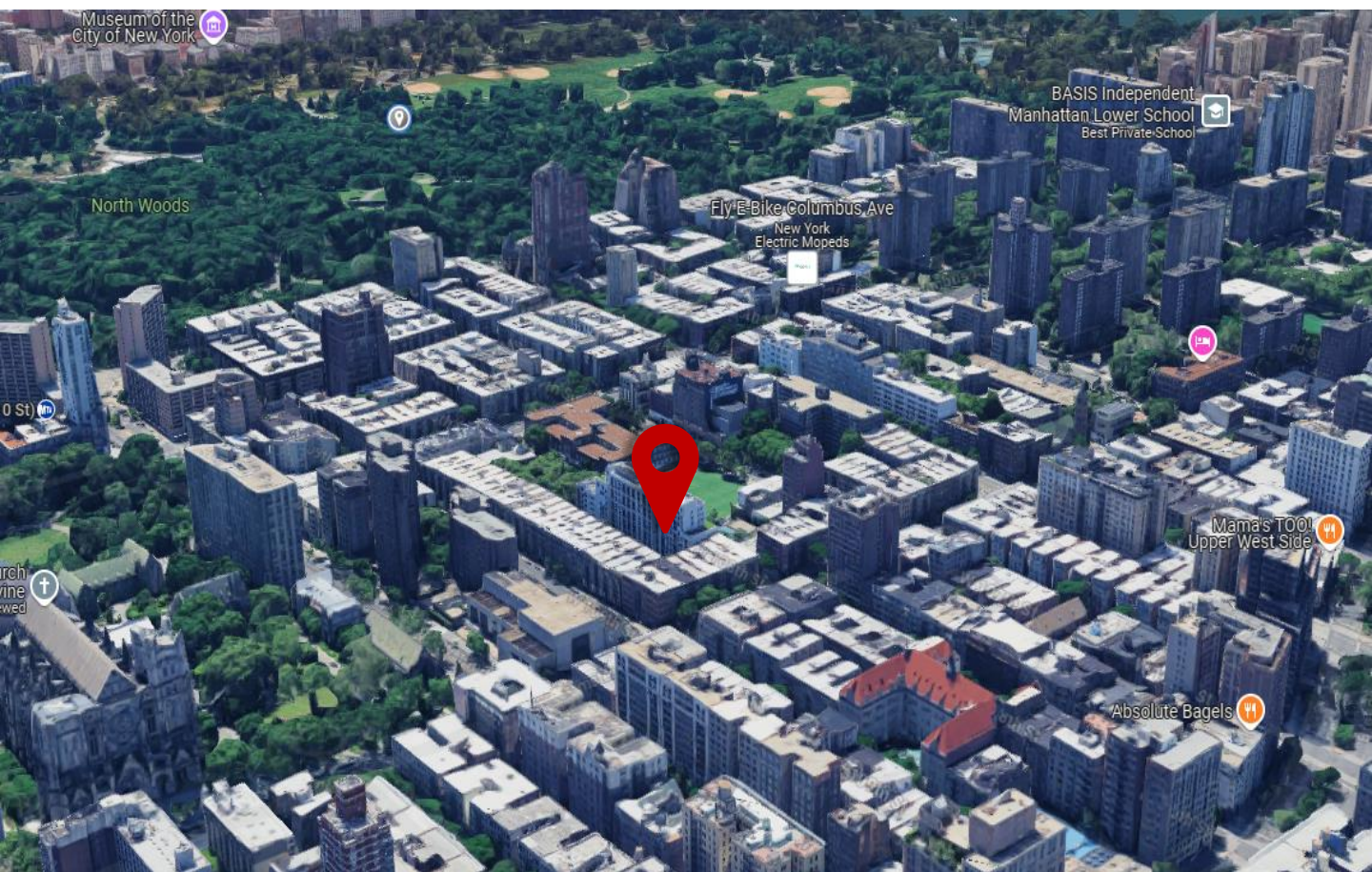


Salvatore Iuvara
646.253.0989
Siuvara@ergcre.com

PROPERTY NARRATIVE

As exclusive brokers, ERG Commercial Real Estate is proud to present 973 Amsterdam Avenue, an 8,292 SF mixed-use building located in the Upper West Side of Manhattan. This 5-story walk up is in walking distance to the 1, 3, A and B train. With easy access to Broadway, W 110th Street, and the Henry Hudson Pkwy, this property allows for easy access in and out of the borough.

With 25' of frontage on a Prime Manhattan Avenue, the currently vacant storefront sits below 9 railroad apartments (7-four bedrooms, 1-one bedroom, and 1-studio). Three apartments are currently vacant with two additionally in court.



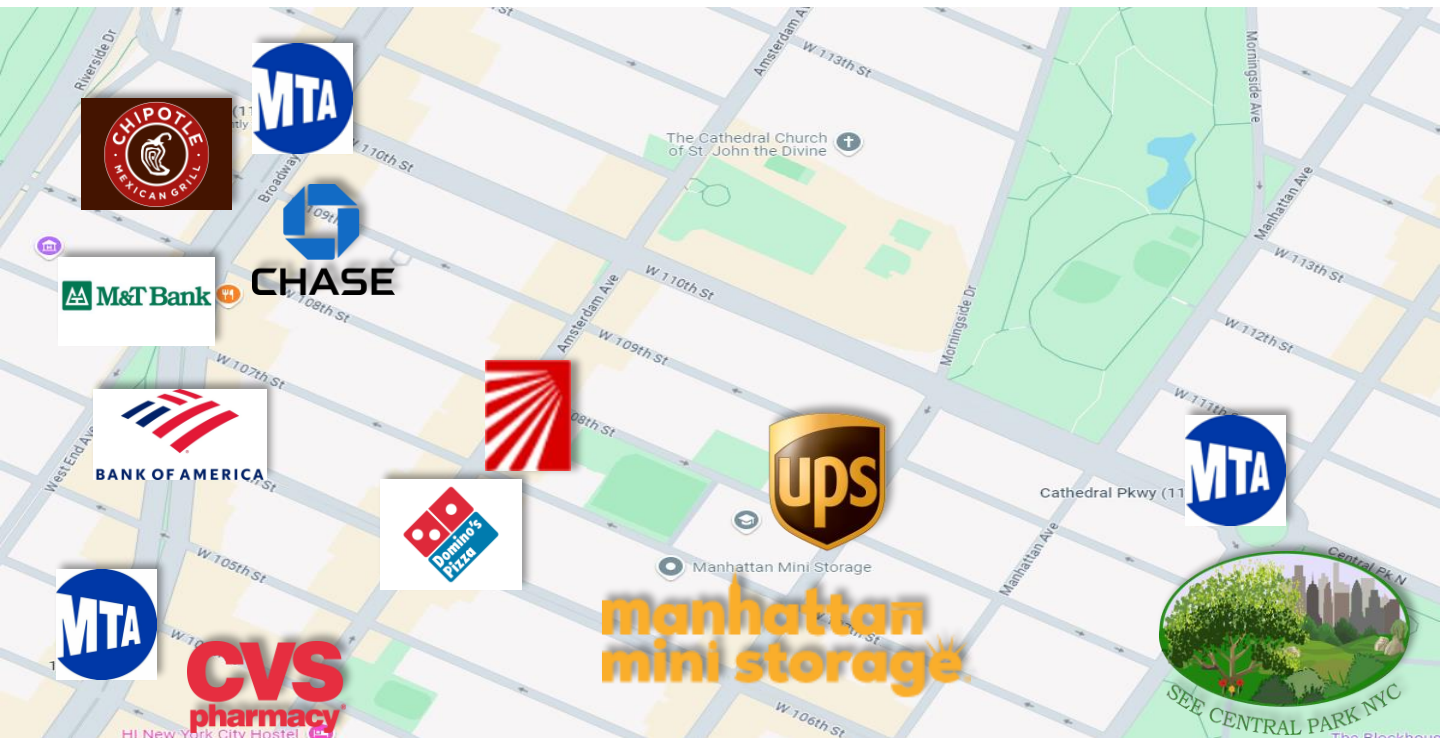
Salvatore Iuvara
646.253.0989
Siuvara@ergcre.com

Property Information

Block & Lot	1862-62
Lot Dimensions	25' x '90
Lot Size	2150 SF
Building Dimensions	25' x 72'
Building Size	8,292 SF
Year Built	1915
Zoning	R8A, C2-5
Stories	5
Taxes (2024)	\$ 44,549

PROPERTY HIGHLIGHTS

- Manhattan's Prime Avenue
- 3 of 9 apartments **VACANT** and two more in court
- Close proximity to 1, 3, A, and B trains
- +/- 4,651 additional bsf (12,943 total)
*15,480 bsf allowed with inclusionary housing



Salvatore Iuvara
646.253.0989
Siuvara@ergcre.com

Rent Roll

Commercial:

	SF	Monthly Rent (Projected)	Annual Rent (Projected)
Ground Floor (Vacant)	1,500	\$12,500	\$150,000.00

Residential:

	Status	Bedrooms	Monthly Rent	Annual Rent
2N (FM)	Vacant	4	\$4,000.00 (Projected)	\$48,000.00
2FS (RS)	Occupied	1	\$865.75	\$10,389.00
2RS (RS)	Court	Studio	\$894.00	\$10,728.00
3N (FM)	Vacant	4	\$4,000.00 (Projected)	\$48,000.00
3S (RS)	Occupied	4	\$774.92	\$9,299.04
4N (RS)	Vacant	4	\$904.56 (Projected)	\$10,854.72
4S (FM)	Court	4	\$4,000.00	\$48,000.00
5N (RS)	Occupied	4	\$742.99	\$8,915.88
5S (RS)	Occupied	4	\$644.84	\$7,738.08
			\$16,827.06	\$201,924.72



Salvatore Iuvara
646.253.0989
Siuvara@ergcre.com

FINANCIAL SUMMARY

INCOME (Approx.)

Actual Annual Income:	\$ 95,070
Projected Income from Vacancies:	\$ 256,855
Projected Total Annual Income:	\$ 351,925

EXPENSES (Approx.)

Taxes:	\$ 44,549
Insurance:	\$ 11,000
Water/Sewer:	\$ 9,000
Fuel:	\$ Tenant
Electric:	\$ 2,000
Super:	\$ 3,500
Maintenance/ Repairs:	\$ 4,500

Total Expense **\$ 74,549**

NET OPERATING INCOME (Approx.)

Projected Net Income: **\$ 277,376**



Salvatore Iuvara
646.253.0989
Siuvara@ergcre.com

BUILDING PHOTOS



Salvatore Iuvara
646.253.0989
Siuvara@ergcre.com