

# 240 Elizabeth Street

Between Prince St & E Houston St

FEATURED COMMERCIAL PROPERTY

As exclusive agent for the landlord, City Connections Realty is pleased to offer the following building for sale .

<b>Type</b>	<b>Mixed Use</b>
<b>Gross Floor Area</b>	<b>Approx 6,269 sf plus Basement</b>
<b>Lot Area</b>	<b>1861 sf</b>
<b>Lot Frontage</b>	<b>19.92'</b>
<b>Lot Depth</b>	<b>91.33'</b>
<b>Existing Air Rights</b>	<b>4,931</b>
<b>Year Built</b>	<b>1910</b>
<b>Residential Units</b>	<b>8</b>
<b>Commercial Units</b>	<b>1</b>
<b>Number of Floors</b>	<b>5</b>

## Building Notes

- FAR of 6
- Zoning: C6-2, C6-1
- Storefront, Back Office & Basement Delivered Vacant

## Monthly Income Potential

Residential: \$12,959.33  
Commercial: \$35,000

**Annual Potential** \$575,511.96  
**Property Taxes** \$16,776 per year

**Asking Price** \$12,500,000



**Thomas Beczynski**

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A commission in accordance with our principal's schedule of rates and conditions will be paid, when received by us, to the procuring broker who, having executed and delivered our brokerage agreement to us, consummates a lease or sublease which has been executed by both the landlord and tenant, approved as required, and duly consented to by the overlandlord in the event of a sublease. This writing does not constitute, and shall not be construed as, an employment; and no commission shall be deemed earned, due or payable unless and until a lease or sublease (as the case may be) is fully consummated. Although all information furnished herein is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be inferred as to the accuracy thereof, and it is submitted subject to errors, omissions, change of rental and other conditions, prior lease, or withdrawal without notice.

## 240 Elizabeth Street

### Rent Roll and Income Potential

Space	Rented/Vacant	Monthly Potential
Storefront, Back Office & Basement	Delivered Vacant	\$35,000 Potential Rent
Unit 2-F	Delivered Vacant	\$3,200 Potential Rent
Unit 2-R	Rented	\$529.07 Legal Rent
Unit 4	Delivered Vacant	\$3,200 Potential Rent
Unit 5	Rented	\$757.43 Legal Rent
Unit 6	Delivered Vacant	\$3,200 Potential Rent
Unit 7	Rented	\$529.07 Legal Rent
Unit 8	Rented	\$771.88 Legal Rent
Unit 9	Rented	\$771.88 Legal Rent
<b>Total Monthly Potential</b>		<b>\$47,959.33</b>

**Asking Price \$12,500,000**

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