

EXCELLENT OWNER/USER OPPORTUNITY IN MURRAY HILL • COMMERCIAL SPACE AND RESIDENTIAL APARTMENT

41-43 150TH STREET

LOCATED BETWEEN BARCLAY AVENUE AND SANFORD AVENUE



- Excellent owner/user opportunity or investment opportunity for someone to live in a fully gut renovated apartment and collect income from the store, or rent out the apartment and collect easy passive income.
- This mixed-use building has 1 fully renovated residential unit (DELIVERED VACANT) and 1 commercial space (occupied), and it is located in Murray Hill, Queens.
- The fully gut-renovated 2 bedroom/2 bathroom turn-key residential unit features heated hardwood floors, new skylights, stainless steel LG appliances, beautiful built-out bookshelf and closet.
- The ground floor commercial space offers a great floor plan with over 900 square feet.
- The commercial space is currently occupied at \$2,850/month which expires June 30. The commercial tenant has been there for well over 5 years and has impeccable payment history. The current lease has an option for two more years (contingent to mutual agreement).
- ERV system in place, which consistently brings in outside air, filters it, and takes any inside air out.
- The building measures 20' x 45', and a total of 1,800 square feet.
- The property sits on a lot measuring 20' x 45' and 900 SF.
- One block away from the Long Island Rail Road (LIRR) for easy access to Manhattan.

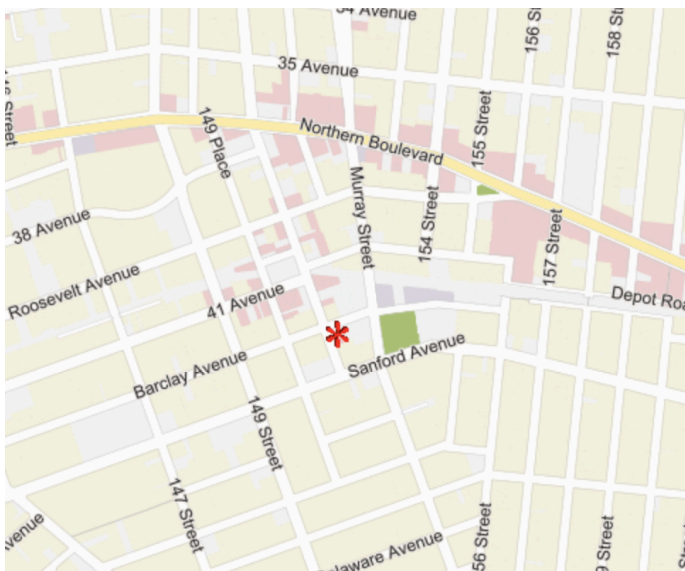
LICENSED BROKER & PRINCIPAL

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\$1,400,000



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|---------------------|-----------------|
| BLOCK/LOT | 05059-01125 |
| LOT DIMENSION | 20' X 45' |
| LOT SF | 900 |
| STORIES | 2 |
| UNITS | 2 |
| YEAR BUILT | 1930 |
| ZONING | R5 |
| BUILDING DIMENSIONS | 20' x 45' |
| BUILDING SF | 1,800 |
| FAR | RES1.25 / FAC 2 |

