

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 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.

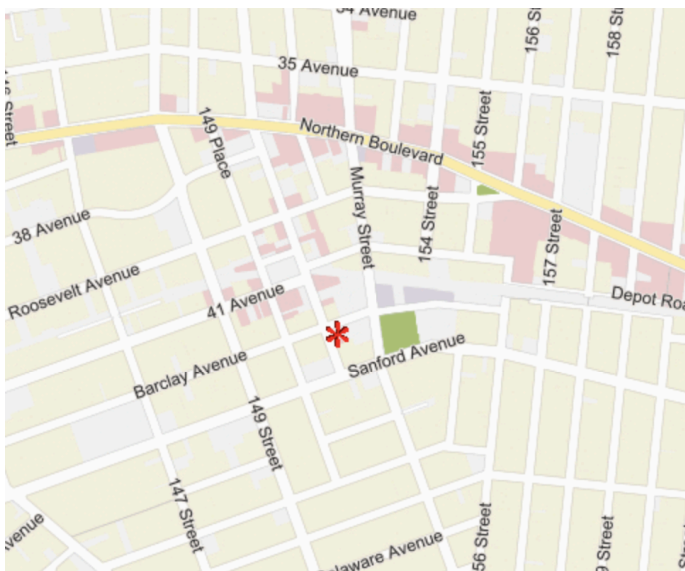
LICENSED BROKER & PRINCIPAL

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\$1,400,000



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

