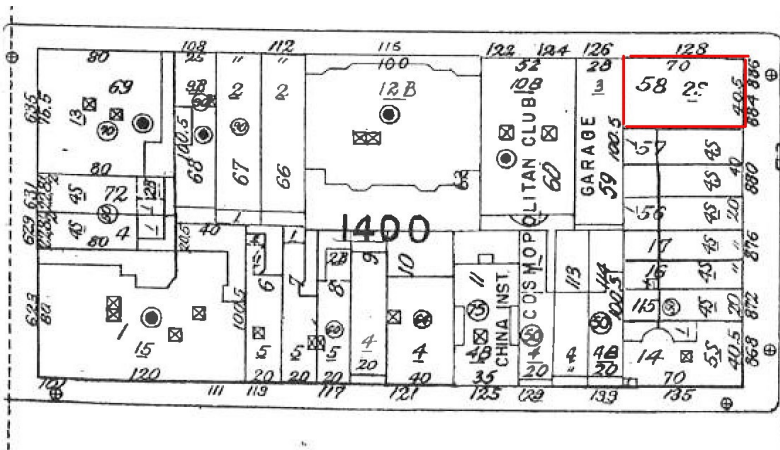


Upper East Side Corner Investment Property for Sale 888 Lexington Avenue New York, NY 10065

- Great Income
- Future Upside/Development Rights

Block / Lot	1400 / 58
Location	The South West Corner of Lexington Avenue and 66th Street
Building Class	(K2) Two story or store and office
Lot Dimensions	40 ft x 70 ft (approx)
Building Dimensions	40 ft x 70 ft (approx)
Stories	3 (incl. selling lower level)
Gross Square Footage	8,472 (approx, 2824 SF/floor)
Commercial Units	Two and T Mobile Lease
Zoning/ F.A.R.	C1-8x/9
Available Air Rights	25,461 sq. ft. (approx)
Landmark Status	Upper East Side Historic District
R.E. Taxes	\$152,086.00 PA
Year Built	1980



The subject property is a 40' wide, two story plus selling lower level. The building contains approximately 8,400 square feet. The building is located in the heart of the Upper East Side on the west side of Lexington Avenue on the corner of 66th Street. The property is in close proximity to nearby shopping in a high density upper east side residential neighborhood. This property is ideal for the investor who is looking for a stable income stream with development potential on a prime corner in the Upper East Side.

Exclusive Broker - Alan Shmaruk X11

The Manhattes Group LLC 54 Thompson Street 2nd Floor New York, NY 10012

212-334-4666

**888 Lexington Avenue
New York, NY 10065**

Tenancy

<u>Tenant</u>	<u>Space</u>	<u>Increases</u>	<u>Term</u>
Janovic Plaza	Ground and Basement	10%/3 yrs.	6/15/07–6/15/22
Le Petite School	2nd Floor	3% PA	8/1/95–6/30/15
T. Mobile	Roof	4% PA	1/1/03–12/31/13 one 5-year option

Income and Expenses

Income

Rent	\$861,140.00
<u>RE Taxes (tenant contribute)</u>	<u>\$59,643.88</u>
Total Income	\$920,783.88

Expenses

RE Taxes	\$152,086.00
Insurance	\$7,950.00
<u>Misc.</u>	<u>\$5,000.00</u>
Total Expenses	\$165,036.00

Gross Annual Income	\$920,783.88
Less Expenses	\$165,036.00
Net Operating Income	\$755,747.88

Price Available upon Request

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