

FIND

5 West 37th Street,
2th Floor, NY NY 10018

+1 (212) 300-6412

**1755 Taylor
Avenue**





► Highlights

- Corner of Morris Park and Taylor Ave
- 6,200 SF
- 8 apartments, 1 store, 2 garages
- Lot size: 25' x 95'
- Zoning R5
- 4 stories
- FAR: 2.94
- Newly renovated
- Newly renovated building including new gas line and boiler
- NOI: \$151,389.66

► Expenses

- Heating & utilities: \$14,000
- Insurance: \$6,500
- Taxes: \$20,740.82
- Water and sewage: \$6,516

► **Asking price: \$2,300,000.00**

Contact our brokers for more information:

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➤ Income



- **Garage APX: \$700/month**

Unit	Condition	Rent	Security Deposit	Category	EXP
Base apt.	Renovated	\$1,900.00	1,500	ST	7.30.24
1B	Good	\$1,322.00	Voucher	ST	5.31.26
2A	Good	\$963.33	562	ST	12.31.26
2B	Good	\$1,130.81	-	ST	5.31.25
3A	Renovated	\$1,725.00	1,575	ST	8.30.25
3B	Good	\$1,368.51		ST	12.31.24
3-4A	Renovated	\$2,575.00	2,350	ST	5.30.25
4B	Renovated	\$1,836.26	Voucher	ST(Duplex)	8.31.26
Store	Beauty	\$3,450.00	5,000	Large	8.30.27

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