

145 42 STREET
 5,000 SQFT GROUND FLOOR WAREHOUSE,
 2,000 SQFT SECOND FLOOR OFFICE



PROPERTY FINANCIALS

INCOME

Lease Year	Term	Monthly Rent	Annual Rent	Annual Inc
4	7/1/24-6/30/25	\$12,935.04	\$155,220.50	3.50%
5	7/1/25-6/30/26	\$13,387.77	\$160,653.22	3.50%
6	7/1/26-6/30/27	\$13,856.34	\$166,276.08	3.50%
7	7/1/27-6/30/28	\$14,341.31	\$172,095.75	3.50%
8	7/1/28-6/30/29	\$14,843.26	\$178,119.10	3.50%
9	7/1/29-6/30/30	\$15,362.77	\$184,353.27	3.50%
10	7/1/30-6/30/31	\$15,900.47	\$190,805.63	3.50%
Tenant Option:	7/1/31-6/30/36		FMV	

Expenses

Base RE Taxes	\$20,000.00
Insurance	\$3,000.00
Total Expenses	\$23,000.00

PROPERTY INFORMATION

Building SqFt	7000 SqFt
Building Dimensions	50'x100'
Block & Lot	00716-0056
Zoning	M3-1
FAR	2
RE Taxes	\$36,082

BUILDING FEATURES

Ceiling Height	14'
Office	1,200 SqFt
Heating	Gas
Electric	Three Phase
Loading	1 Drive in Door
Special Features:	Hood with Fire Suppression System

Sale Price: \$3,250,000