

# Elevator Apartment Building for Sale

## Built 2008 - East Village

### 533 East 12th Street, New York, NY

[www.533EAST12.com](http://www.533EAST12.com)



Location: Between Avenue A and Avenue B  
Block & Lot: 406 / 48  
Lot Size: 50' X 103.25' (Approx.)  
Lot Area: 5,163 S.F. (Approx.)  
Building Size: 50' X 91' (Approx.)  
Gross SF: 32,870 S.F. (Approx. w/ Bsmt.)  
Stories: 8 plus basement  
Zoning: R7-2  
F.A.R: 3.44

- New Construction
- 50' wide
- 26 Residential Units
- 7 Community Facility Units
- 18 Balconies
- Elevator
- 3 Blocks to Subway
- Roof Top Terrace
- Chef's Kitchen
- Energy Efficient - PTAC Units

Asking Price:

**\$16,500,000**



**533 East 12th Street** built 2008, 50' wide, 8 story, 33 unit, tax abated, luxury, elevator building. Each unit contains designer bathrooms & chef kitchens, featuring GE stainless steel appliances, black granite counter tops & floors. The 32,870 SF new construction building consists of 13 studio apartments, 7 one bedroom apartments, 5 two bedroom two bath apartments, 1 three bedroom three bath apartment with rooftop terrace and 7 community facility units. Located in the heart of the East Village, just 3 blocks from the subway.

**K V N Y** REAL ESTATE COMPANY  
**COMMERCIAL**

For further information  
or inspection, please  
contact :

**Moshe Schlussel**  
Licensed  
Real Estate  
Salesperson

Phone: (646) 395-7025  
Cell: (917) 279-0784  
Fax: (212) 377-5761  
mschlussel@kvny.com

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### 533 East 12th Street, New York, NY

**Asking Price** \$ **16,500,000.00**

RESIDENTIAL INCOME \$ 1,035,288.00

COMMUNITY FACILITY \$ 249,576.00

Total \$ 1,284,864.00

R.E Taxes \$ 145,637.00

Water/Sewer \$ 16,000.00

Insurance \$ 15,000.00

Electric \$ 6,000.00

Fuel \$ 34,000.00

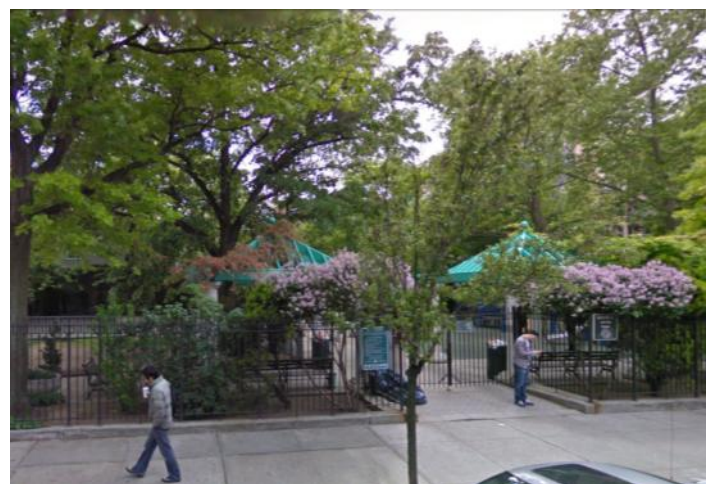
Super \$ 8,000.00

Management (3%) \$ 38,545.92

Repairs & Maintenance \$ 11,500.00

**Total** \$ **274,682.92**

**Net Operating Income** \$ **1,010,181.08**



Asking Price:

**\$16,500,000**

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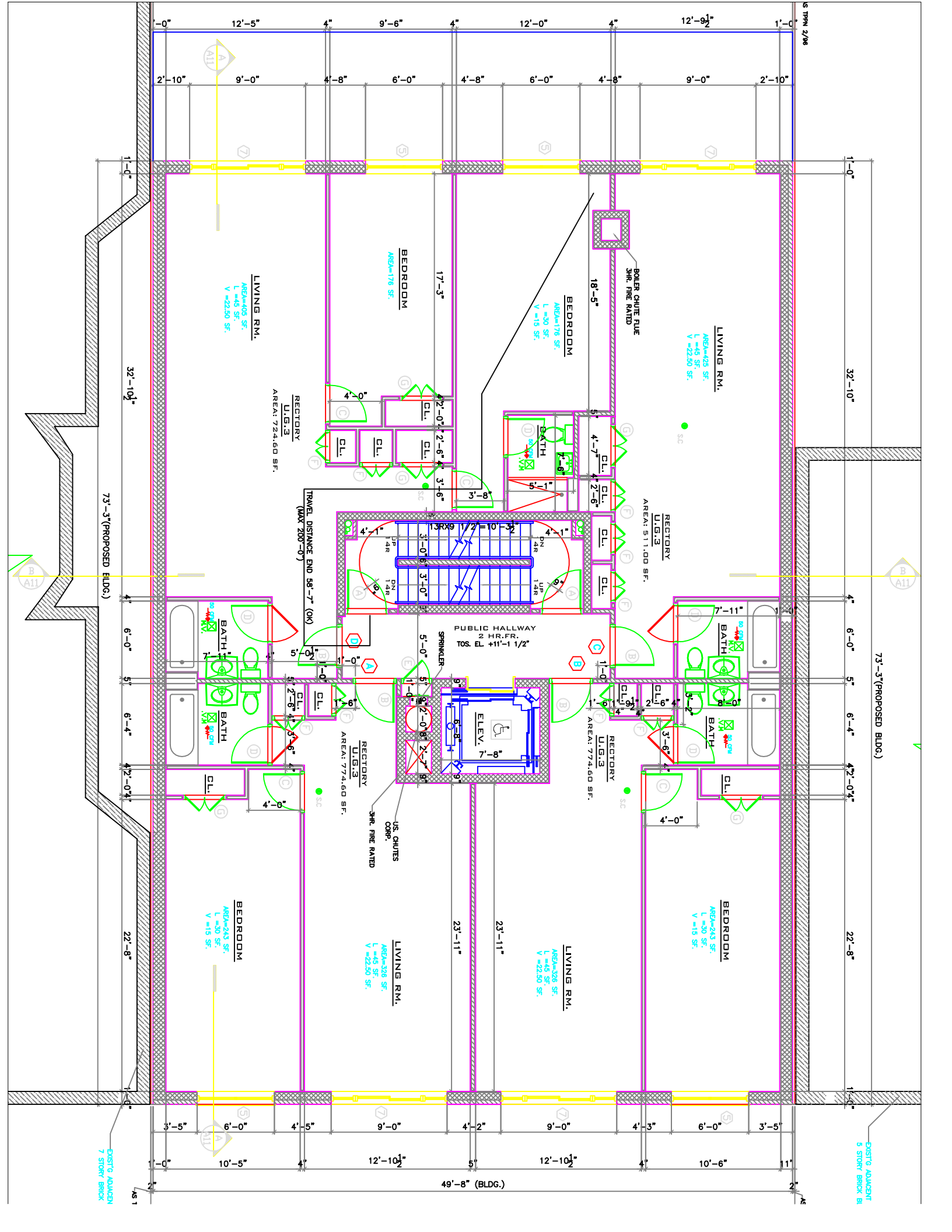
### 533 East 12th Street, New York, NY

RESIDENTIAL							
	Apartment	Rooms	Bath	Balcony	SF	Monthly Rent	Yearly Rent
	3A	2	2	1	1,013	\$4,685.00	\$56,220.00
	3B	0	1	0	524	\$3,400.00	\$40,800.00
	3C	1	1	0	552	\$3,650.00	\$43,800.00
	3D	0	1	0	583	\$4,090.00	\$49,080.00
	3E	0	1	1	564	\$2,320.00	\$27,840.00
	4A	2	2	1	1,013	\$4,685.00	\$56,220.00
	4B	0	1	0	524	\$3,200.00	\$38,400.00
	4C	1	1	0	552	\$3,795.00	\$45,540.00
	4D	0	1	0	583	\$2,236.00	\$26,832.00
	4E	0	1	1	564	\$3,550.00	\$42,600.00
	5A	2	2	1	1,013	\$4,100.00	\$49,200.00
	5B	0	1	0	524	\$2,050.00	\$24,600.00
	5C	1	1	0	552	\$2,850.00	\$34,200.00
	5D	0	1	0	583	\$2,395.00	\$28,740.00
	5E	0	1	1	564	\$2,395.00	\$28,740.00
	6A	2	2	1	1,013	\$4,377.00	\$52,524.00
	6B	0	1	0	524	\$3,400.00	\$40,800.00
	6C	1	1	0	552	\$2,895.00	\$34,740.00
	6D	0	1	0	583	\$2,300.00	\$27,600.00
	6E	0	1	1	564	\$2,695.00	\$32,340.00
	7A	1	1	1	671	\$2,975.00	\$35,700.00
	7B	1	1	1	671	\$3,355.00	\$40,260.00
	7C	0	1	1	466	\$2,276.00	\$27,312.00
	7D	2	2	1	960	\$4,650.00	\$55,800.00
	PH A	1	2	3	660	\$3,200.00	\$38,400.00
	PH B	3	3	3	1,144	\$4,750.00	\$57,000.00
<b>Total</b>	<b>26</b>					<b>\$86,274.00</b>	<b>\$1,035,288.00</b>

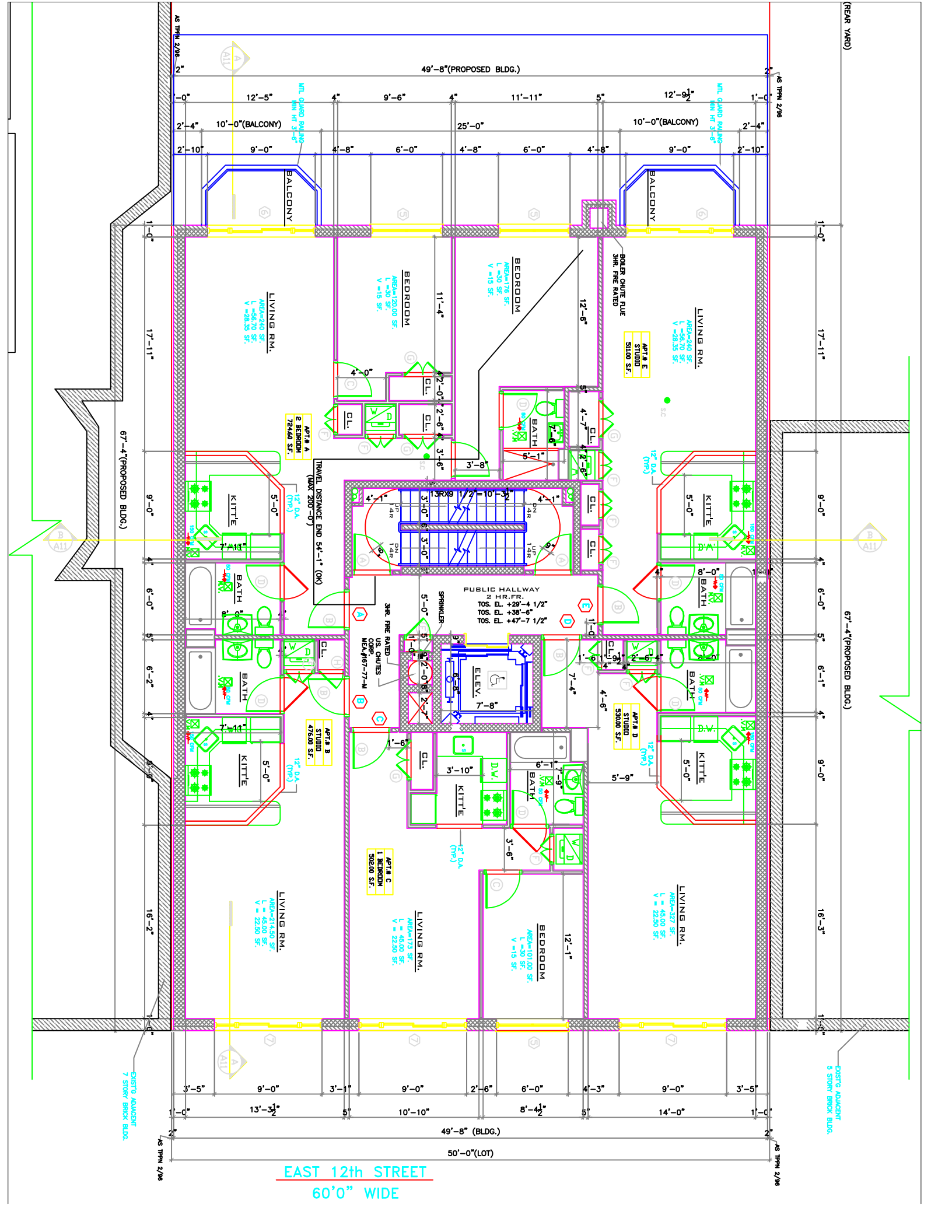
COMMUNITY FACILITY						Monthly Rent	Yearly Rent	L.E.X.
*	1AB	1		Fathers Heart		\$100.00	\$1,200.00	2018
	1E	2		Delta Phi		\$5,092.00	\$61,104.00	8/30/12
	1D	1	}	Chabad		\$15,606.00	\$187,272.00	2/28/12
	2A	1						
	2B	1						
	2C	0						
	2D	2						
	<b>Total</b>					<b>\$20,798.00</b>	<b>\$249,576.00</b>	
	<b>Grand Total</b>					<b>\$107,072.00</b>	<b>\$1,284,864.00</b>	
	<b>NOI</b>						<b>\$1,010,181.08</b>	

\* donated to Father's heart ministries for 10 years









EAST 12th STREET  
60'-0" WIDE

(REAR YARD)

67'-4" (PROPOSED BLDG.)

EXIST'G ADJACENT  
3 STORY BRICK BLDG.

67'-4" (PROPOSED BLDG.)

EXIST'G ADJACENT  
7 STORY BRICK BLDG.

49'-8" (PROPOSED BLDG.)

49'-8" (BLDG.)  
50'-0" (LOT)

AS TRPN 2/98

AS TRPN 2/98

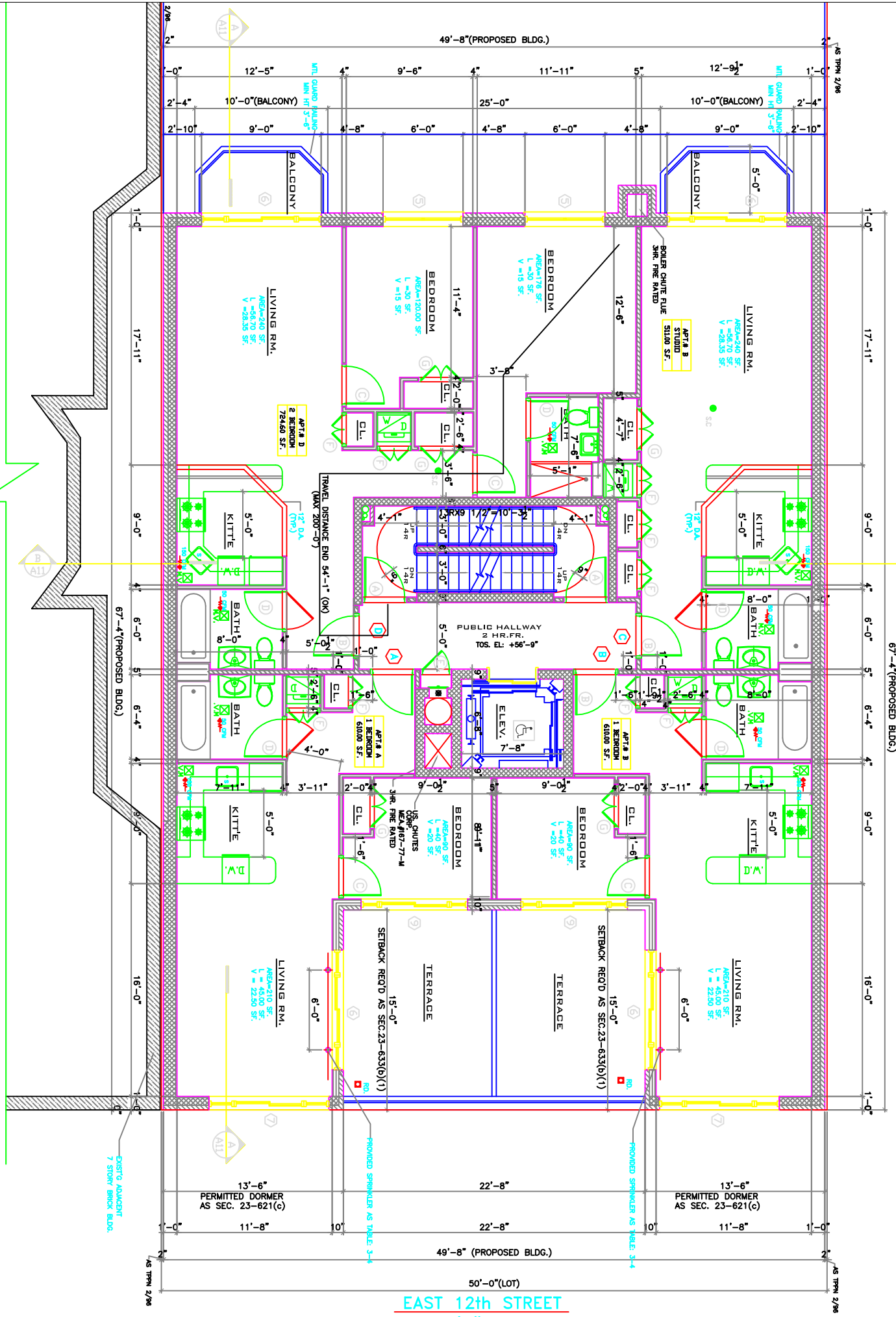
UNITS ARE  
ID & G4

FLOORS IS ENTIRELY  
SPRINKLERED

FOR PARTITIONS TYPE

# 7th Floor Plan

SCALE: 1/4" = 1'-0"



EAST 12th STREET  
60'0" WIDE

67'-4" (PROPOSED BLDG.)

49'-8" (PROPOSED BLDG.)

49'-8" (PROPOSED BLDG.)

50'-0" (LOT)

AS TRM 2/96

AS TRM 2/96

DISTO. ADJACENT  
7 STORY BRICK BLDG.

PROVIDED SPRINKLER AS TABLE 3-4

PROVIDED SPRINKLER AS TABLE 3-4

PERMITTED DORMER  
AS SEC. 23-621(c)

PERMITTED DORMER  
AS SEC. 23-621(c)

SETBACK REQD AS SEC.23-633(b)(1)

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LIVING RM.  
AREA=210 SF.  
L = 45'00 SF.  
V = 22'50 SF.

LIVING RM.  
AREA=210 SF.  
L = 45'00 SF.  
V = 22'50 SF.

BEDROOM  
AREA=40 SF.  
L = 4'0 SF.  
V = 2'0 SF.

BEDROOM  
AREA=40 SF.  
L = 4'0 SF.  
V = 2'0 SF.

PUBLIC HALLWAY  
2 HR. FR.  
TOS. EL. +56'-9"

ELEV.

KITCHE  
5'-0"

KITCHE  
5'-0"

BATH  
5'-0"

BATH  
5'-0"

APRT. A  
1 BEDROOM  
6100 SF.

APRT. B  
1 BEDROOM  
6100 SF.

APRT. D  
2 BEDROOM  
7840 SF.

APRT. B  
STUDIO  
510 SF.

BEDROOM  
AREA=1200 SF.  
L = 30 SF.  
V = 15 SF.

BEDROOM  
AREA=176 SF.  
L = 30 SF.  
V = 15 SF.

LIVING RM.  
AREA=340 SF.  
L = 30 SF.  
V = 20 SF.

LIVING RM.  
AREA=240 SF.  
L = 30 SF.  
V = 20 SF.

MIN. GUARD RAILING  
MIN. H. 3'-6"

MIN. GUARD RAILING  
MIN. H. 3'-6"

111

111

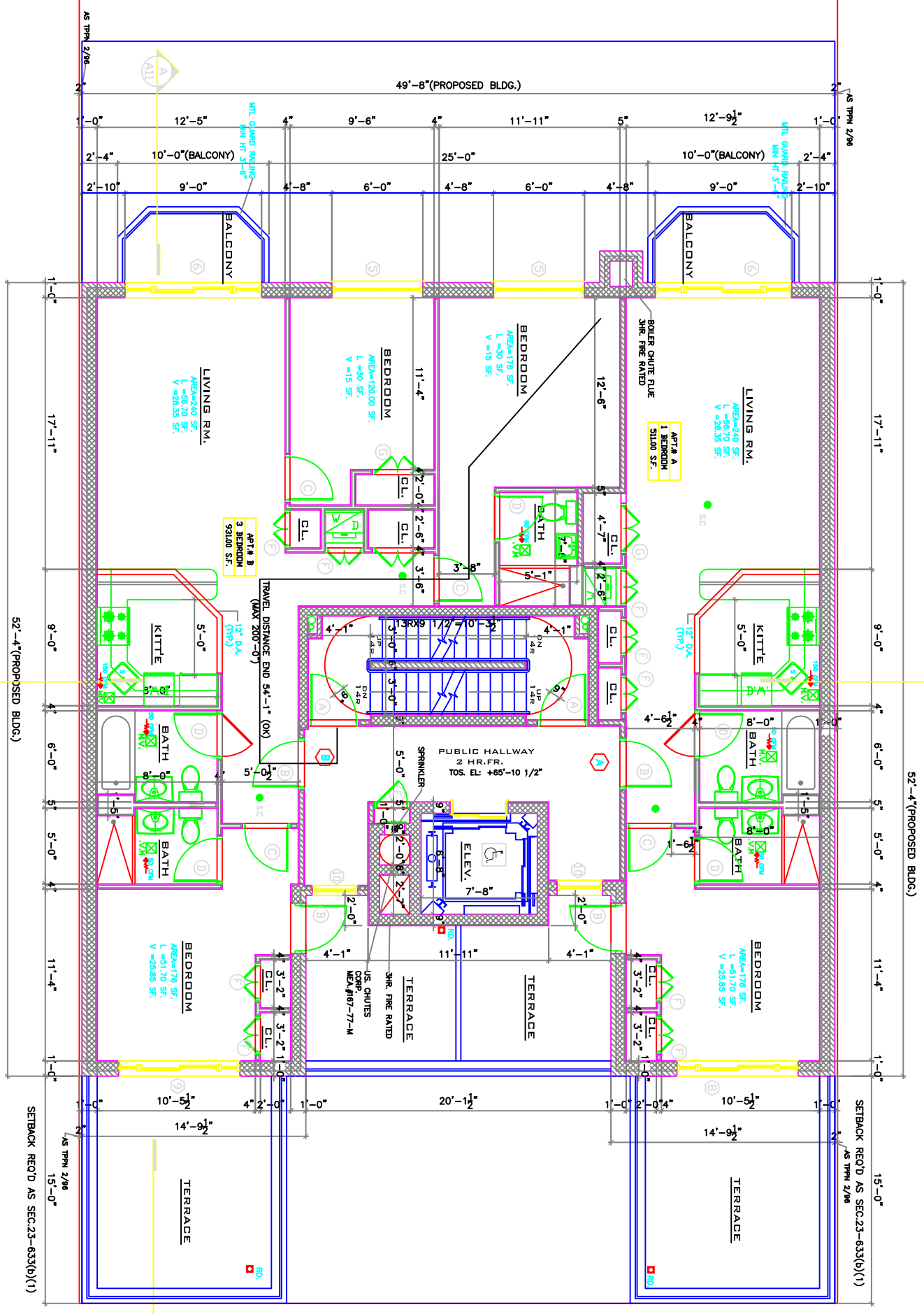
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WELLINGS ARE  
CAPPED  
TABLE

FLOORS IS ENTIRELY  
SPRINKLERED

1 8th Floor Plan

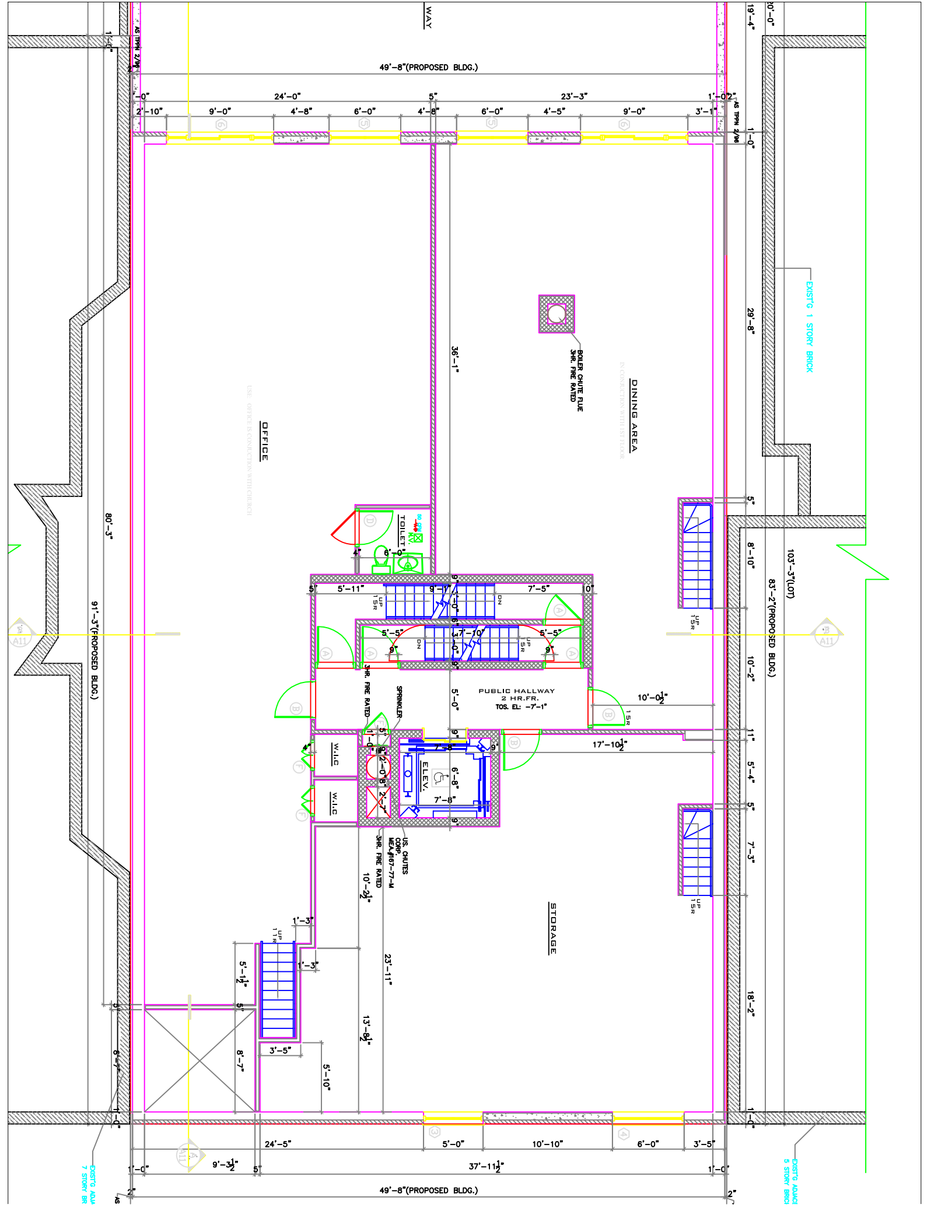


SETBACK REQ'D AS SEC.23-633(b)(1)

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AS TRFN 2/98

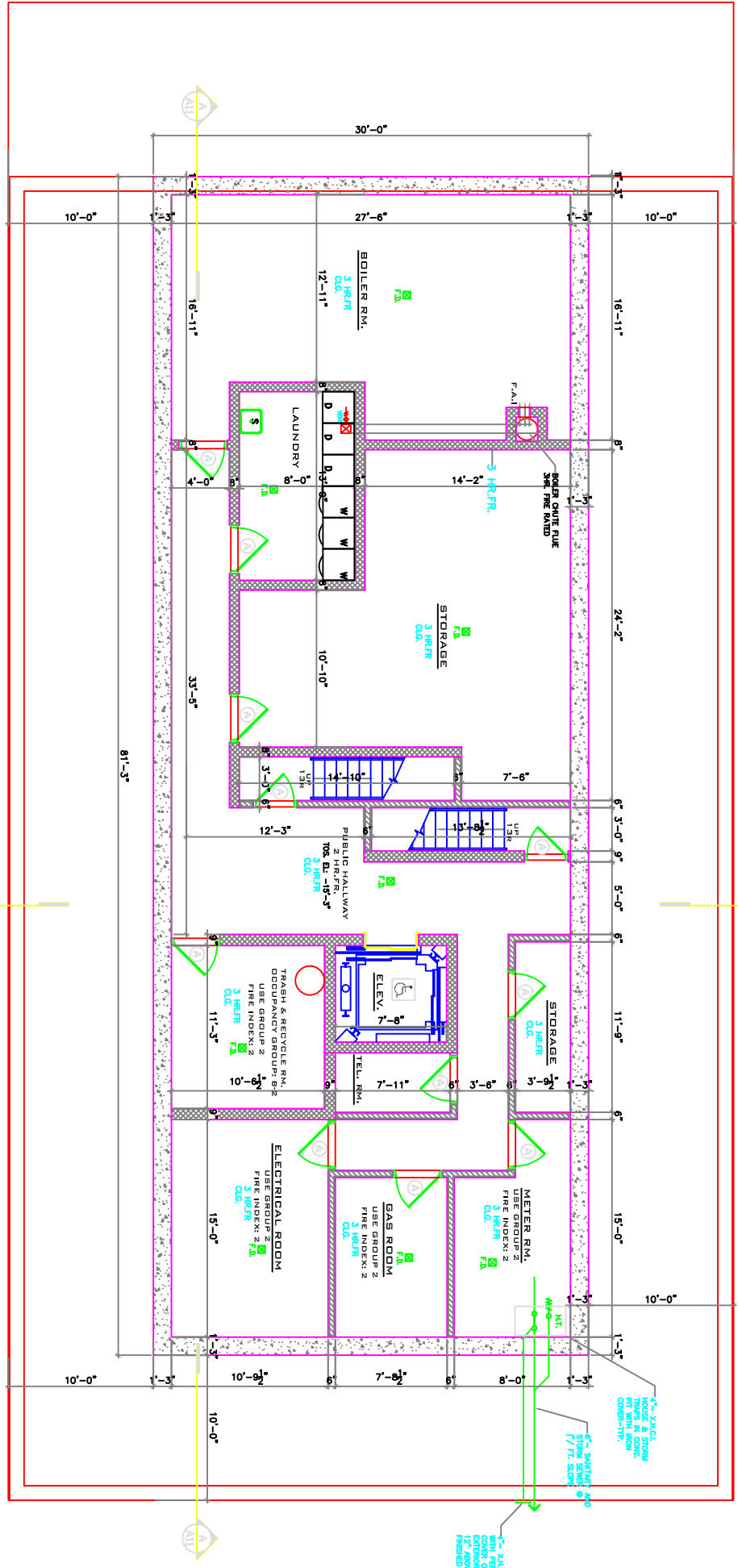
AS TRFN 2/98



ADJACENT LOT

ALL DWELLINGS ARE HANDICAPPED ADAPTABLE SEE DET. G3 & G4

FLOORS IS ENTIRELY SPRINKLERED FOR PARTITIONS TYPE SEE A13



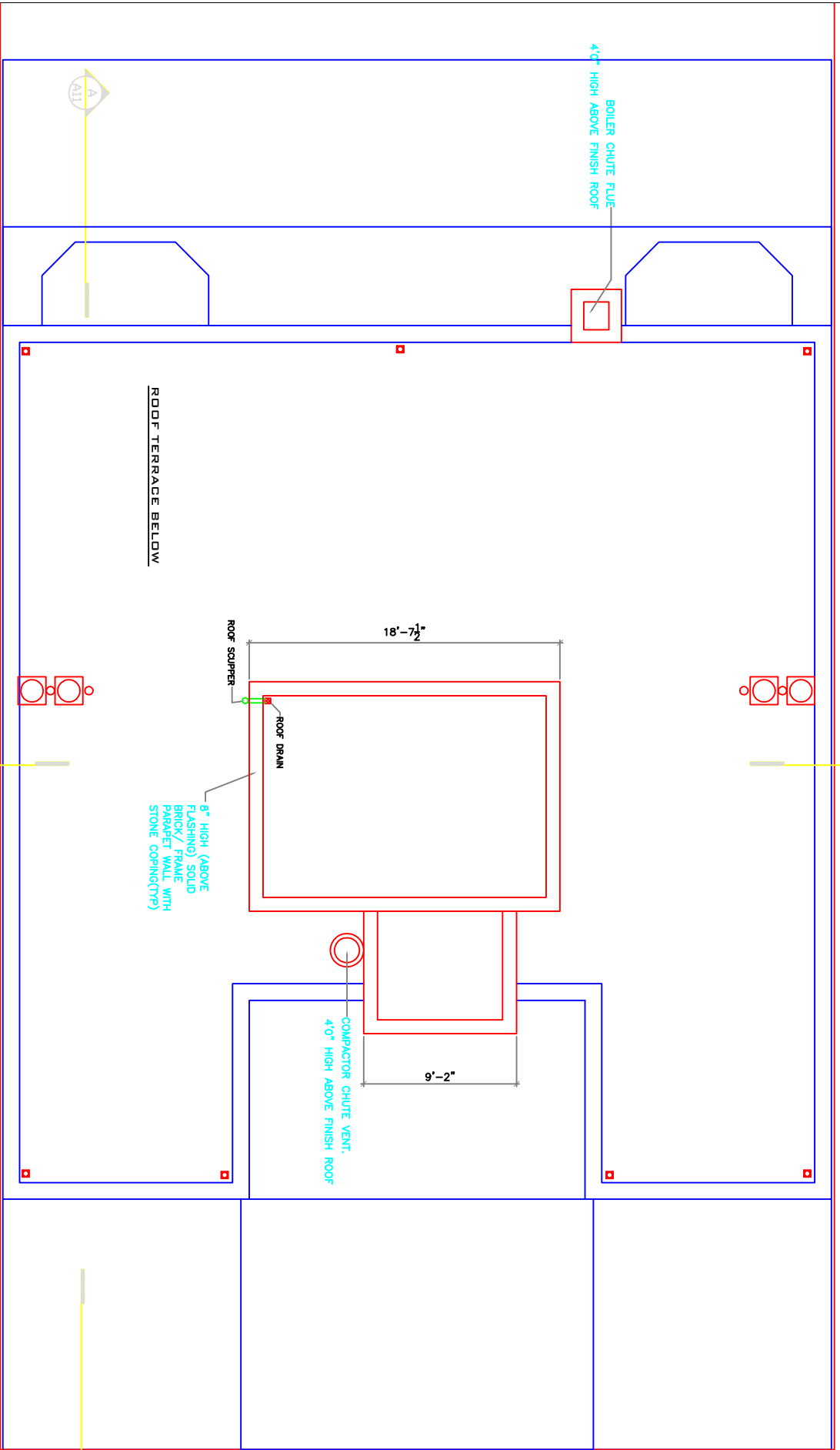
EAST 12th STREET  
60"0" WIDE

1" - 3/4" X 1/4" ALU. F.A.U. WITH PERFORMED CONTROL W/ 1/2" ABOVE FINISHED GRADE

15" - 3/4" X 1/4" ALU. HOUSE & STORE TRAPES IN CONC. COVER - 1/4" - 1/4" F.F. S.A.F.E.

1 Sub-Cellar Plan  
SCALE: 1/4" = 1'-0"





1 Roof Of Bulkhead Plan  
 SCALE: 1/4" = 1'-0"