

111 W 17TH ST

8,900 SF RETAIL STOREFRONT RETAIL/OFFICE
NEW YORK, NEW YORK - CHELSEA SUBMARKET

Field	Data
Address	111 West 17th Street, NY 10011
BBL	1-00793-0029
BIN	1014654
Neighborhood	Chelsea
Cross Streets	6th Ave & 7th Ave
Building Class	O5 — Office (1-6 Stories)
Zoning	C6-2A
Year Built	1920
Year Last Altered	2000
Lot Area	1,840 SF
Lot Dimensions	20 ft x 92 ft
Building Dimensions	20 ft x 70 ft
Gross Building Area	8,900 SF
Commercial Area	6,500 SF
Office Area	3,475 SF
Retail Area	1,625 SF
Residential Area	2,400 SF
Number of Floors	5
Total Units	5 (4 commercial, 1 residential)
Built FAR	4.84
Commercial FAR (Permitted)	6.00
Residential FAR (Permitted)	6.02
FEMA Flood Zone	X (minimal risk)
Landmark Status	None
Loft Law / SRO	No / No



AIR RIGHTS: BUILT FAR 4.84 VS. PERMITTED COMMERCIAL FAR 6.00 — APPROX. 2,140 SF UNUSED COMMERCIAL FAR THEORETICAL MAXIMUM ON A 1,840 SF LOT. LIMITED UPSIDE ON A 20-FT WIDE LOT.

RENT ROLL

Unit	Tenants	Lease Start	Lease End	Rent Cycle	Rent Start	Rent
Ground Floor	Mohammadreza Parhizkaran	9/1/2019	8/31/2029	Monthly	9/1/2025	\$ 20,298.89
#2	Anna Leskiv, Tetyana Bornstein	9/1/2019	10/31/2026	Monthly	9/1/2025	\$ 11,343.50
#3	VACANT					
#4	Kimberly Vance, Joseph Vance Architects	10/15/2018	11/30/2028	Monthly	12/1/2025	\$ 8,399.49
PH	Elly Ross, Jackson Ross	8/1/2025	7/31/2026	Monthly	8/1/2025	\$ 9,700.00
Total for 111 W 17th street						\$ 49,741.88

INCOME STATEMENT 2025

Income

Cleaning and Maint Income	\$	437.50
Late Fee Income	\$	319.00
Other Income	\$	9,060.00
Rent Income	\$	643,052.28
Repairs Income	\$	1,204.85
Utility Income	\$	39,799.13
Total income	\$	693,872.76

Expense

Broker Fee	\$	9,700.00
Cleaning and Maintenance	\$	12,043.40
Insurance	\$	21,016.16
Legal and Professional Fees	\$	500.00
Management Fees	\$	27,763.70
Other Expenses	\$	15.57
Pest Control	\$	190.53
Repairs	\$	6,116.13
Taxes	\$	132,880.65
Utilities	\$	38,047.27
Total expenses	\$	248,273.41

Net Operating Income \$ 445,599.35

