

1327 & 1335

MADISON AVENUE

Between East 93rd & East 94th Streets

FOR SALE

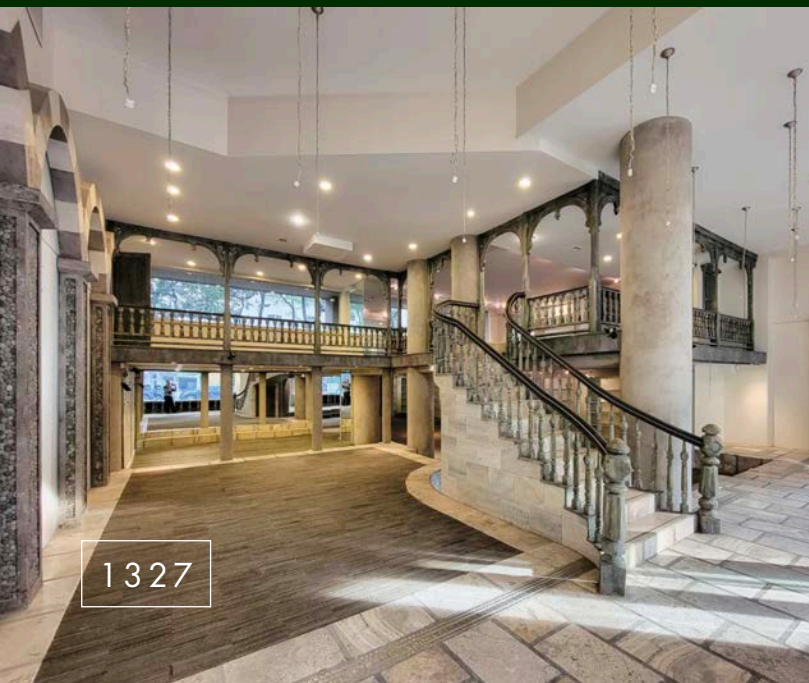
An investment opportunity to acquire two adjacent retail condos in the heart of the Upper East Side's historic Carnegie Hill neighborhood.



1327 MADISON AVENUE

Ground Level.....**2,400 Square Feet**
 Mezzanine.....**1,300 Square Feet**
 Ground Ceiling Height.....**10'-20'**
 Mezzanine Ceiling Height.....**9'**
 Frontage.....**50'**
 Taxes (24/25).....**\$76,628**
 Condo Fees.....**\$42,372/Year**
 Condo Block/Lot.....**01505/1044**
 Asking Price.....**\$3,995,000**

- Dramatic upper Madison Avenue retail condominium with high ceilings
- Internal staircase between the Ground and Mezzanine Level
- Delivered vacant, great end user or investor opportunity
- Mezzanine features windows at the rear providing natural light
- Potential to divide into two separate stores
- 50' glass storefront with two large display windows and a double door entry
- All uses permitted



1327



1335

1335 MADISON AVENUE

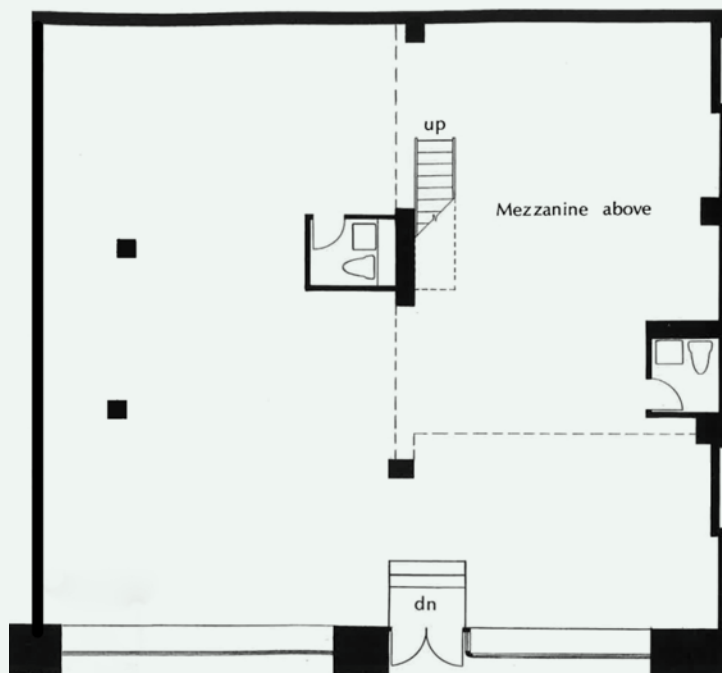
Ground Level.....**1,259 Square Feet**
 Taxes (24/25).....**\$31,846**
 Condo Fees**\$17,519/Year**
 Condo Block/Lot.....**01505/1042**
 Asking Price.....**\$1,900,000**

- Tenant: Pink Lemon Park Nail Studio
- Lease Expiration: 3/31/2033
- Rent: \$168,000/Year (\$133 PSF)
- NOI: \$118,635
- Average Cap Rate: 6.32%
- Please contact us for additional information regarding the rent schedule

1327



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	BANK OF AMERICA	Daily Provisions
	STARBUCKS	- Jerome Florists - Julien - Regence Picture Framing
	YURA	HUNTER The City University of New York
	Bloomie Nails & Spa	- Mademoiselle Mirabelle - Carnegie Hill Pharmacy - Val More Salon - bocnyc
	Jeeves	- Corner Bookstore J. McLaughlin - ISLAND - Wales Condominium - CHASE
	KNOCKOUTBEAUTY	- OK Market - Burgundy Salon - Rosa's Pizza - Blue Tree - Boutique Madison - citibank
	Mirabelle	- ESÉ AZÉNABOR - Le Petit Kids
	Pascalou	
	S. Feldman Housewares	
	Vicolina	
	Costa Restaurant	
	Edit New York	
	COOPER HEWITT	- ESÉ AZÉNABOR - Le Petit Kids
	Eli's Essentials & Wine Bar	
	Sheeroptics	
	GLACE	
	Laila's Florist	
	The 90th Street Pharmacy	
	NOGLU	
	Rigby & Peller	
	Page Sargisson	
	Seigo New York	
	Paola's Osteria	
	Zadeh	
	Jacadi	
	babycottons	- DUANEreade - Robert Marc NYC - BLANK STREET - benefit - Madison Fare - M.M. LAFLEUR
	DSF Home	
	nununu	
	Fashion Nail & Spa	
	bluemercury	JnJ Nail
	Brora	
	Gas Bijoux	
	Hanro	
	PINK CHICKEN	
	BLUE & CREAM	
	Unsubscribed	
	alice + olivia	Park Avenue Synagogue
	Amie & Valentin	
	NILI LOTAN	
	Zig Zag Jewelry	
	Alexander Brother's Florist	
	Alex Mill	
	Brooks Brothers	
	CHASE	- SWAROVSKI (MALIN+GOETZ)
	The West Side	

Neighbors:

- Daily Provisions
- Jerome Florists
- Julien Boulangerie
- K&D Wines & Spirits
- Carnegie Hill Pharmacy
- Val More Salon
- Bocnyc
- The Corner Bookstore
- J. McLaughlin
- Pascalou
- Island
- Eli's Essentials & Wine Bar

SCHOOLS

- Hunter College High School
- Dalton School
- Spence School
- Saint David's School
- Nightingale-Bamford School
- Sacred Heart School

MUSEUMS

- Guggenheim Museum
- Cooper-Hewitt Smithsonian Design Museum

HOSPITALS

- Mount Sinai

Please Contact:

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