

1327

MADISON AVENUE

Between East 93rd & East 94th Streets

FOR SALE OR LEASE

Upper East Side Retail

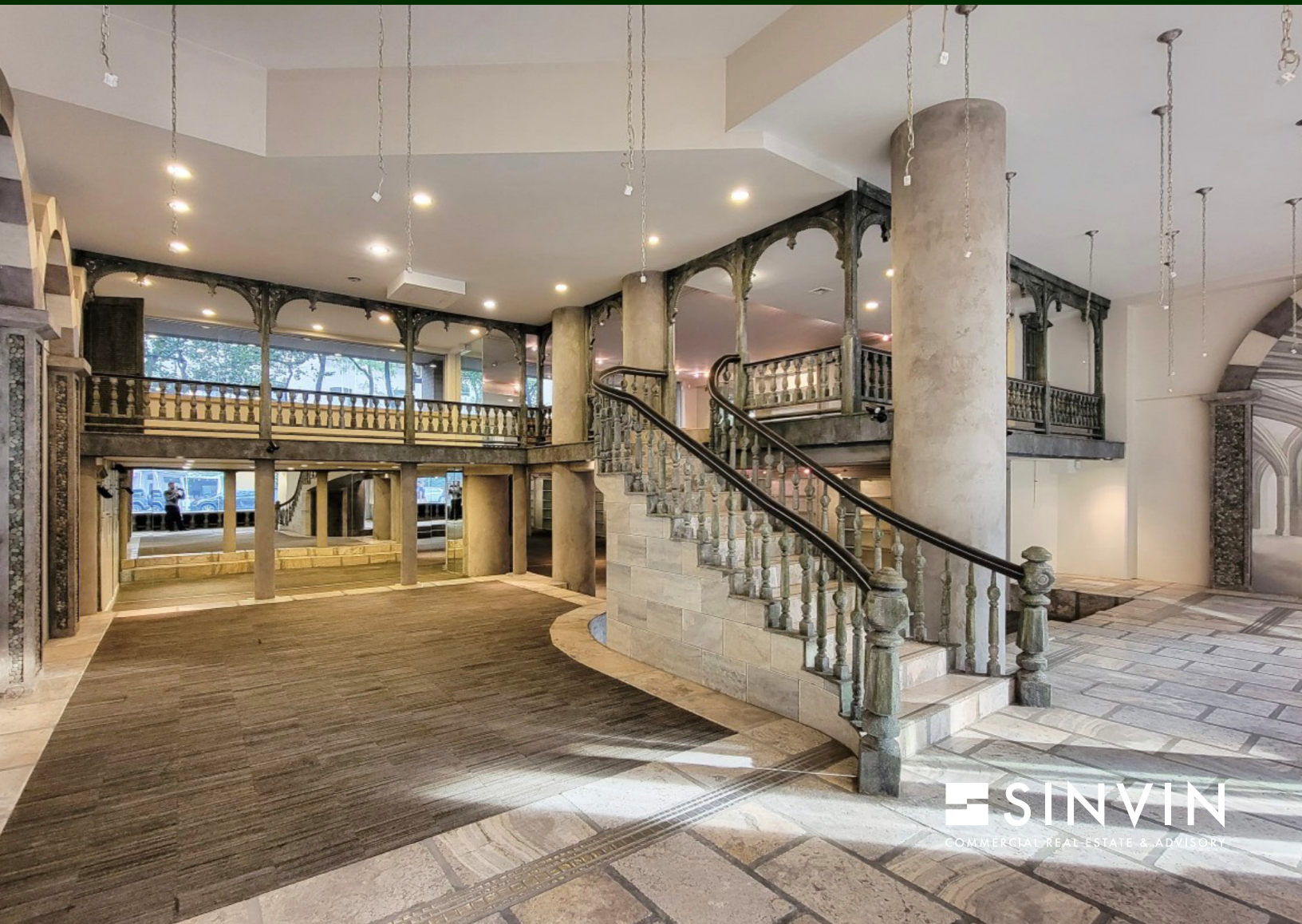


Details:

Ground Level.....	2,400 Square Feet
Mezzanine.....	1,300 Square Feet
Ground Ceiling Height.....	10'-20'
Mezzanine Ceiling Height.....	9'
Frontage.....	50'
Possession.....	Arranged
Taxes (25/26).....	\$78,360
Condo Fees.....	\$42,372/Year
Condo Block/Lot.....	01505/1044
Asking Price.....	\$3,995,000
Asking Rent.....	Please Inquire

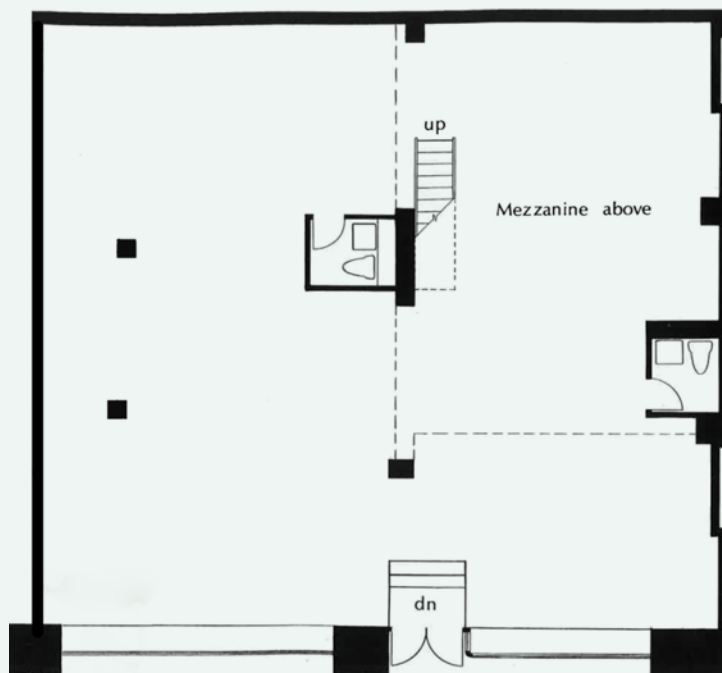
Notes:

- 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, can be vented for a food user





I327



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

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:

Christopher Owles

212.604.9002

chris@sinvin.com

Teddy Srour

646.201.5143

teddy@sinvin.com

