

Jamison Commercial RE
New York City

1380
Madison Avenue



Madison Avenue Retail Condo

- Partially occupied by Bank of America
- 1,214 sq ft corner space currently vacant
- Ideal investment opportunity for user looking for Madison Avenue presence plus income from a credit tenant
- Acceptable uses include medical, dry use retail, wellness or community facility
- Ceiling height range from 14 feet to 18 feet
- Approximately 85 ft of retail frontage on Madison Avenue

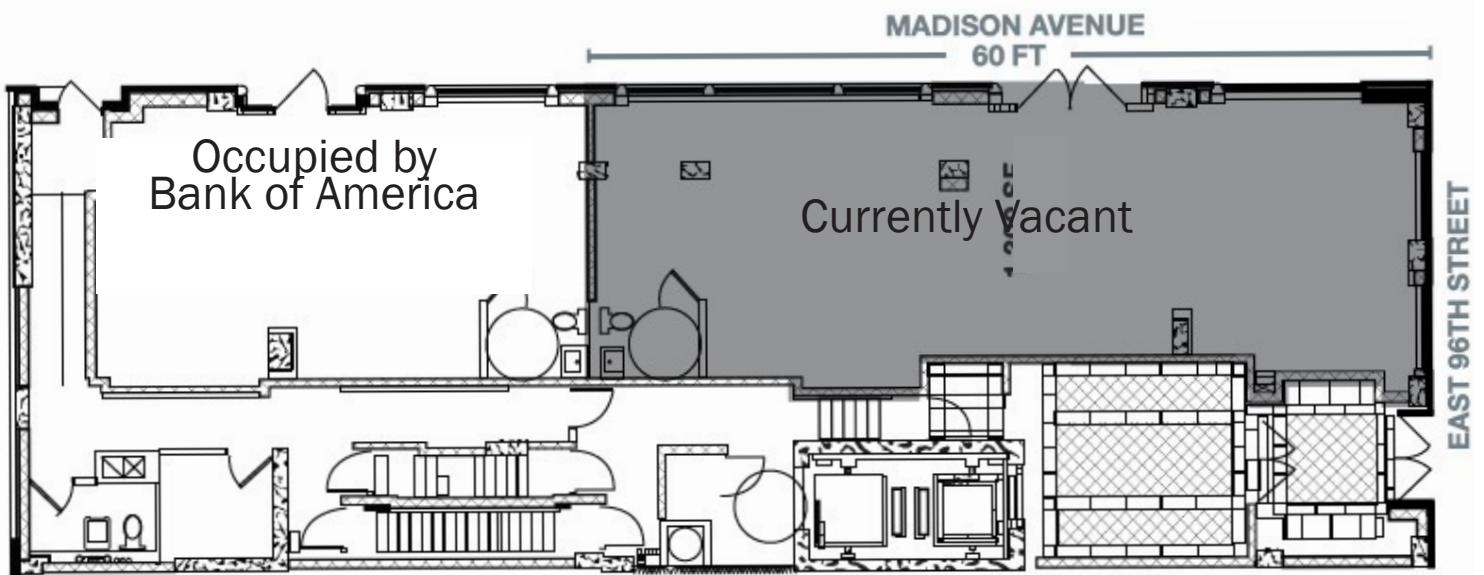
For Sale

1,942 sq ft

Price Available Upon Request



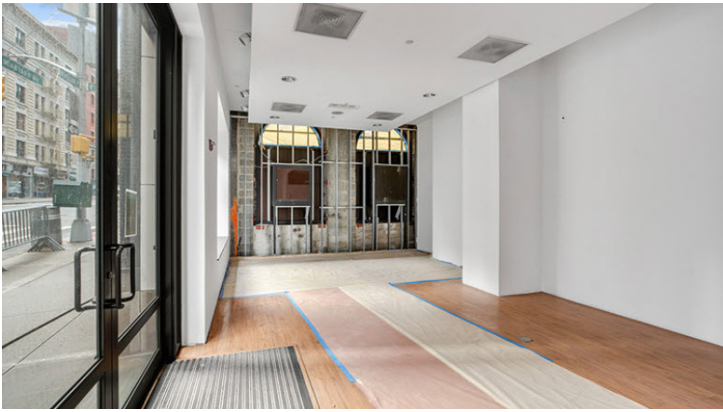
Floor Plan



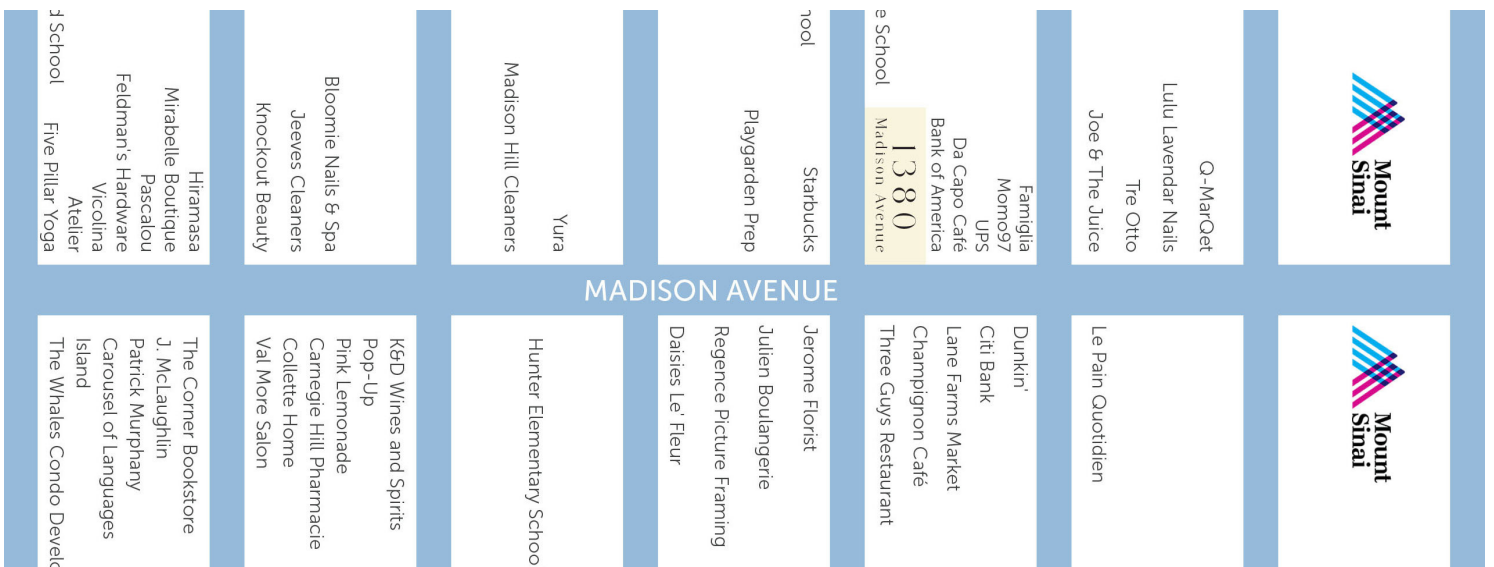
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Nearby Retailers Along Madison Avenue



Jamison Weiner

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Projected Income and Expenses 2024

Income

Rent Bank of America (2023)	\$147,797.04
Rent Vacant Space (Projected)	\$350,000.00
Total Rent	\$497,797.04
Bank of America RE Tax Escalation recapture	\$ 55,280.00
Total Income	\$553,077.04

Expenses

Est CAM-Bank of America	\$ 6,866.50
Est CAM-Corner Space	11,450.75
Total CAM Expense	\$ 18,317.25

Taxes (2023 taxes shown)	\$138,500.00
Insurance	\$ 9,000.00
Management Fee	\$ 6,000.00
Est. Con Edison	\$ 1,650.00
Total Expenses	\$173,467.25

NOI \$361,292.54