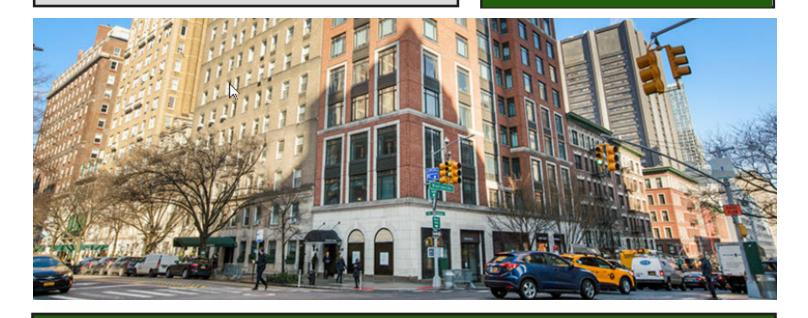
Jamison Commercial RE

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

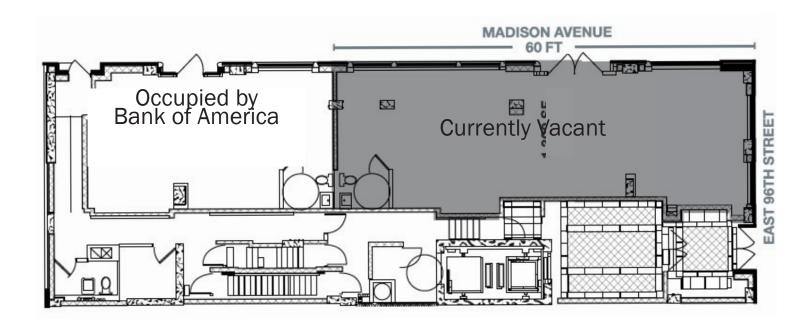
Price Available Upon Request



Jamison Commercial RE New York City

1380 Madison Avenue

Floor Plan







NISON Commercial RE

New York City

1380 Madison Avenue









Nearby Retailers Along Madison Avenue

Feldman's Hardware Mirabelle Boutique Five Pillar Yoga Vicolina

The Corner Bookstore J. McLaughlin Carousel of Languages Patrick Murphany The Whales Condo Devel

Knockout Beauty

Collette Home Val More Salon Carnegie Hill Pharmacie Pink Lemonade K&D Wines and Spirits

Hunter Elementary School

Madison Hill Cleaners

Julien Boulangerie Daisies Le' Fleur

MADISON AVENUE

Playgarden Prep

Regence Picture Framing

Jerome Florist

Starbucks

Three Guys Restaurant

Dunkin' Champignon Café Lane Farms Market

Famiglia Momo97 UPS Da Capo Café Bank of America

Joe & The Juice

Le Pain Quotidien

Tre Otto

Jamison Weiner

646-245-3254

jweiner@Jamisoncommercialre.com

Jamison Commercial RE New York City

Incomp

1380 Madison Avenue

Projected Income and Expenses 2024

<u>income</u>	
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
<u>Expenses</u>	
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