

**1820 MADISON AVENUE
NEW YORK, NY 10035**

Commercial Condominium For Sale

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1820 MADISON AVENUE NEW YORK, NY 10035

Commercial Condominium For Sale

PROPERTY INFORMATION

TOTAL SQUARE FEET: 6,566SF

PROJECTED TAXES (2025-2026): \$6,026

FRONTAGE: 80'

TAX CLASS: 4

BLOCK/LOT: 1745 / 1201

DIMENSIONS: 82' x 80'

ZONING: C6 / E4

THE OFFERING

The Heller Organization is engaged as the exclusive agent to offer for sale 1820 Madison Avenue in the East Harlem neighborhood of Manhattan ("Property"). This well-maintained commercial condominium encompasses 2 commercial spaces across approximately 6,566 gross square feet. The unit measures about 82' x 80'. The property is zoned C6 / E4.

TROPHY LOCATION

Situated on the west side of Madison Avenue between 118th & 119th Streets. 1820 Madison Avenue sits in the East Harlem market. Strategically located steps from some of the neighborhood's best shopping, dining, markets, museums, parks and schools, and in close proximity to 2, 3, 4, 5, 6, and Metro North lines, this location offers terrific access to the great amenities of East Harlem. The site also notably offers a close presence to the Mt. Sinai Hospital campus. Due to these appealing factors, this location attracts medical tenants eager to pay a premium for buildings located in this immediate area.

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PROPERTY HIGHLIGHTS

PROPERTY INFORMATION

ADDRESS: 1820 Madison Avenue, New York, NY 10035

TOTAL SF (APPROX.): 6,566 SF

DIMENSIONS: 82' x 80'

MARKET: East Harlem

ZIP CODE: 10035

BLOCK/LOT: 1745/1201

STORIES: 1

TOTAL COMMERCIAL UNITS: 2

FRONTAGE: 80'

ZONING: C6 / E4

TAX CLASS: 4

HIGHLIGHTS

- 82' x 80' commercial condominium
- Two (2) commercial spaces; one delivered vacant, and one delivered leased to Institute of Family Health
- 80' of retail frontage on Madison Avenue
- Favorable layouts with open, mostly column-free space
- All units feature at least one ADA bathroom
- Each commercial unit contains individual hot water heater
- Convenient proximity to Mt. Sinai Hospital campus
- 25-year tax exemption in place running through 2038
- Situated on the ground floor of an 8-story, 37,166-square foot, mixed use, residential and commercial condo building constructed in 2012
- Tenants have invested millions of dollars in equipment at this location

INCOME & EXPENSES

MONTHLY COMMERCIAL INCOME

Tenant Name	SF (approx)	\$/PSF	Projected Monthly
Tenant 1	5,480	\$65	\$29,683.00 *projected
Institute of Family Health	1,086	\$50	\$4,500.00 *actual
Total Commercial Income	6,566		\$34,183.00

ANNUAL EXPENSES

		Actual
Property Taxes	(Actual (25-26) - Tax Class 4)	\$6,026
Insurance	(Actual 2021)	\$48,000
Common Charges	(Actual 2026)	\$72,000
Electric	(Actual 2021)	Paid by Tenants
Water + Sewer	(Actual 2021)	Paid by Tenants
Total Expenses		\$126,026

PROJECTED ANNUAL INCOME / EXPENSES

	Projected
Annual Commercial Income	\$410,196
Annual Expenses	\$126,026
Net Commercial Reimbursements	XX
Net Operating Income	\$284,170+

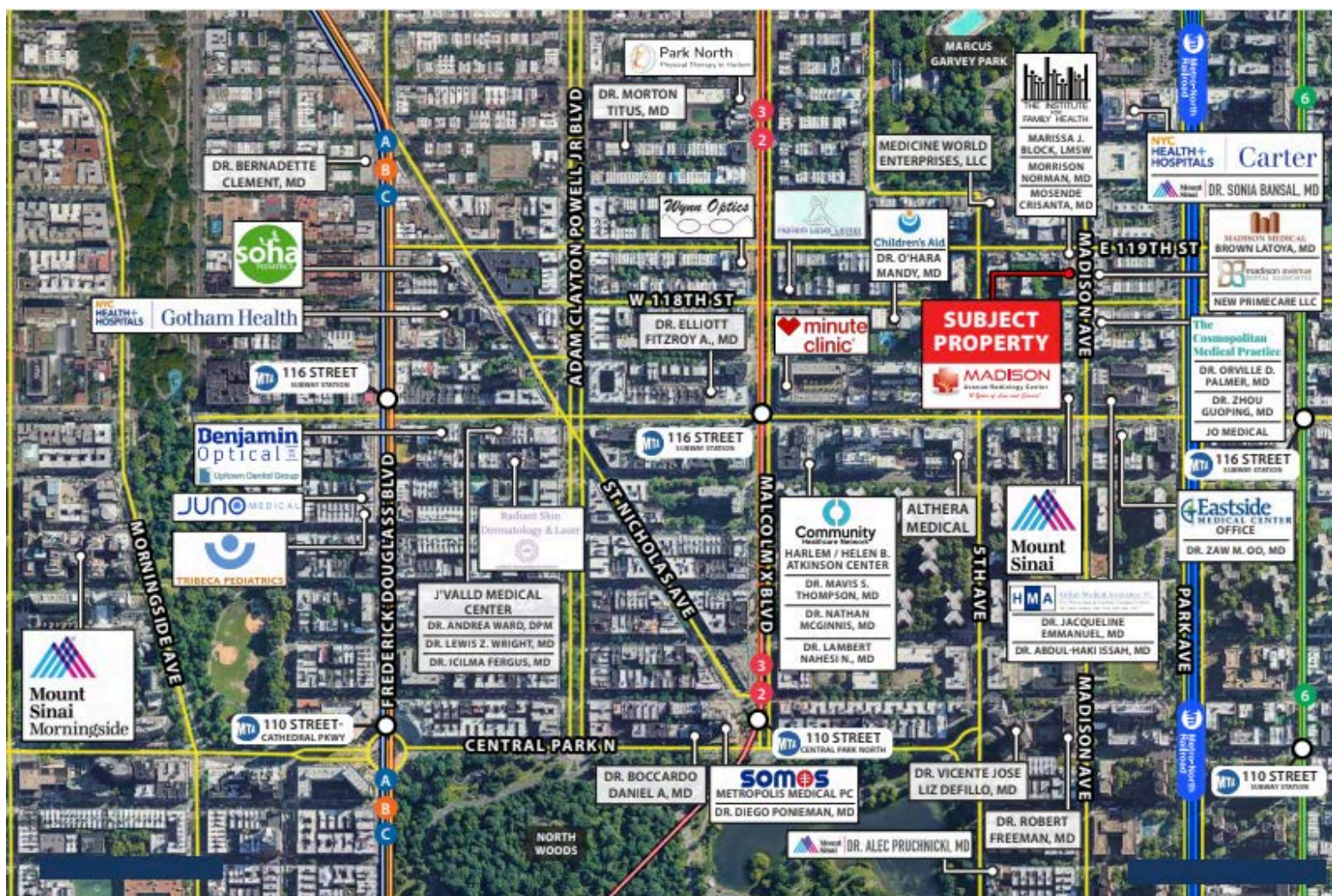
AREA MAP



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TRANSPORTATION MAP



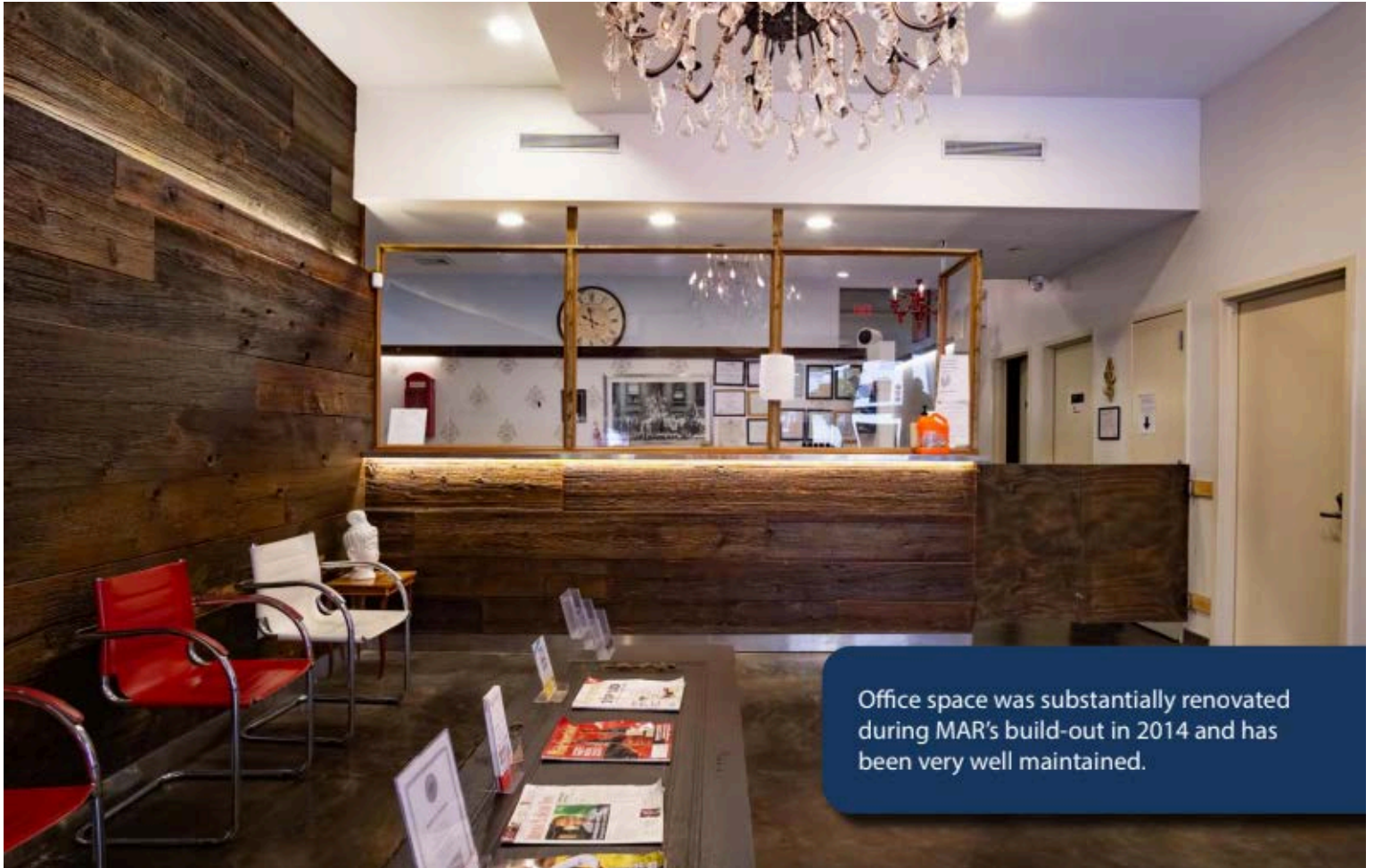
EXTERIOR PHOTOS



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RECEPTION AREA

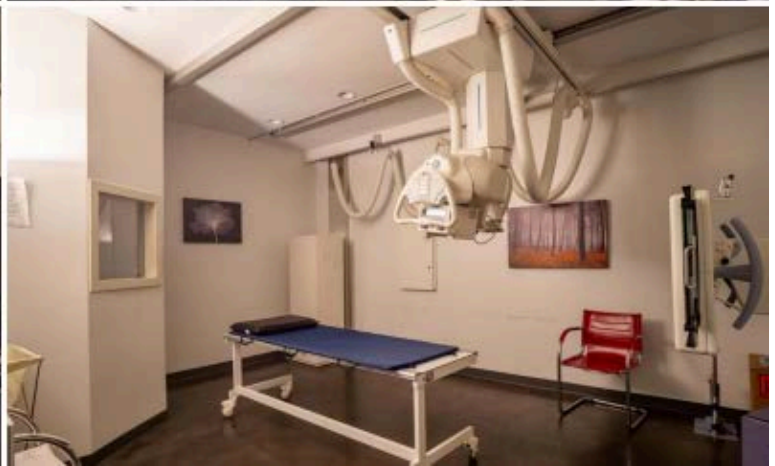
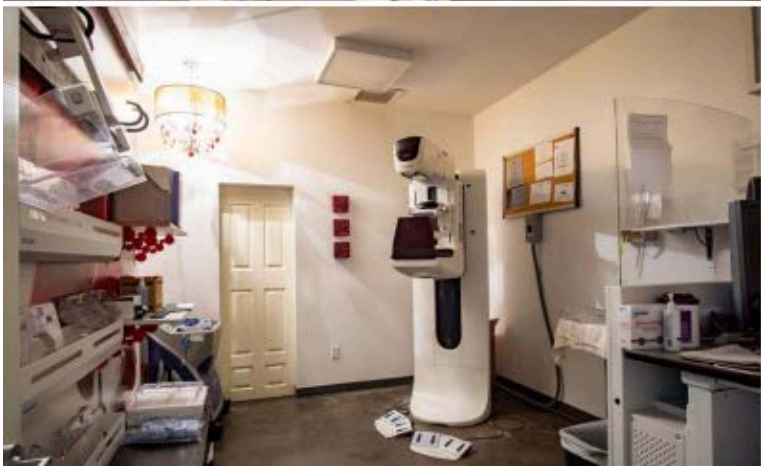


Office space was substantially renovated during MAR's build-out in 2014 and has been very well maintained.

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INTERIOR PHOTOS



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The logo for the Heller Organization is centered on the page. It consists of a solid orange square. Inside the square, the word "HELLER" is written in a large, bold, white, sans-serif font. Below "HELLER", the word "ORGANIZATION" is written in a smaller, white, sans-serif font, with each letter spaced out.

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