



# 411

## MANHATTAN AVENUE

WEST HARLEM RETAIL CONDO FOR SALE OR LEASE | STEPS FROM COLUMBIA UNIVERSITY CAMPUS

# 411 Manhattan Avenue

Northwest Corner of West 117th Street

Commercial Condo Unit For Sale or Lease

**Corner Ground** 1,200 sf

**Frontage** Approx. 60 ft. wraparound

**Possession** - Arranged

**Sale/Rent Price** - Upon request

## Comments

- Gut renovated space delivered white boxed with poured concrete
- Brand new HVAC units and plumbing
- Floor-to-ceiling sliding doors allowing for full sunlight
- Autonomously wired with brand new on-site meter
- At base of 40-unit residential condominium
- Appliances and furniture can be made available
- One block from **B** **C** subway station at West 116th Street, and Frederick Douglass Boulevard's vibrant restaurant row

## By the Numbers

**Annual Subway Ridership**

**1,459,488+**

2023 - 16th St./Frederick Douglass Blvd. Station

**Retail Businesses**

**584+**

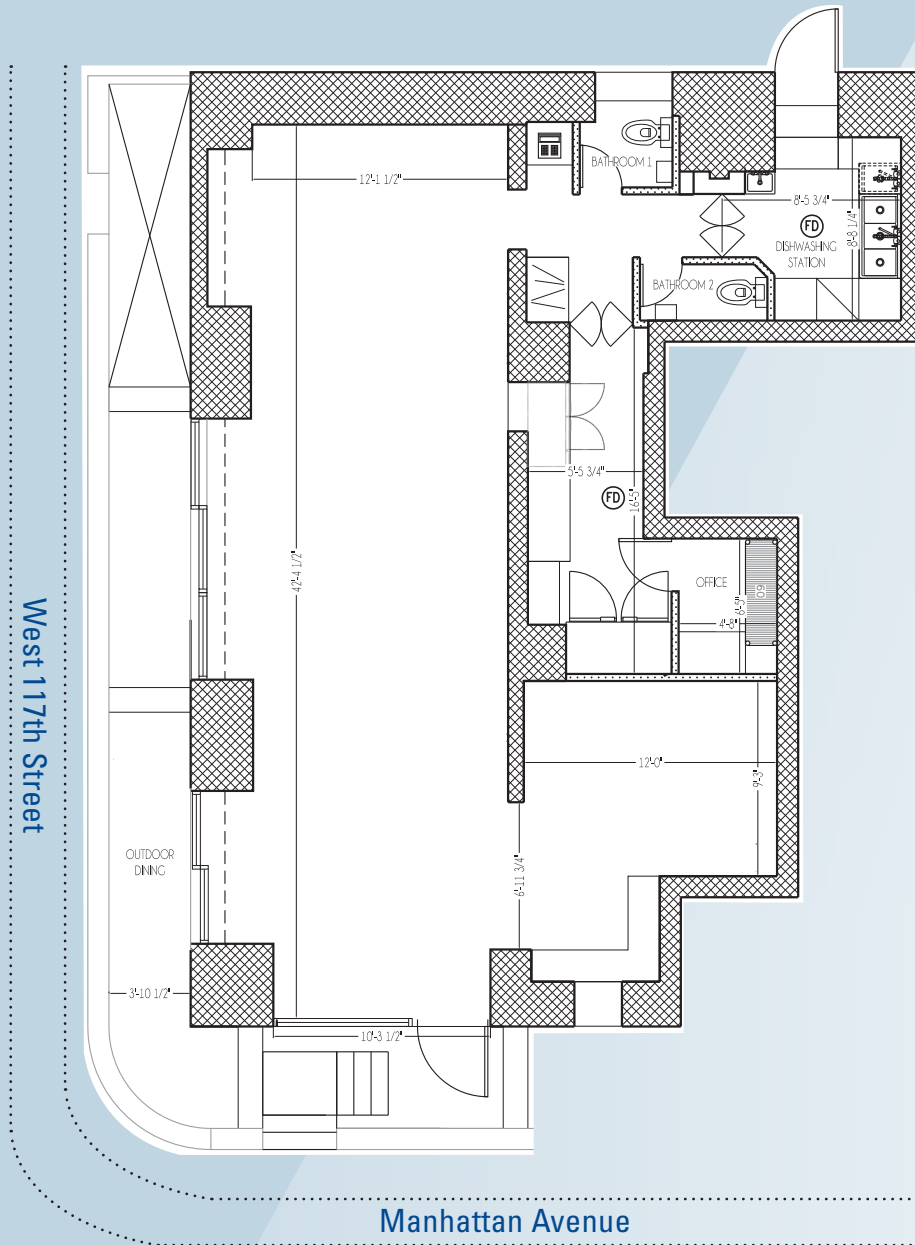
1 Mile Radius

**Avg. Household Income**

**\$93,634**

1 Mile Radius - 2024

# Floor Plan



## Specifications

Address	411 Manhattan Avenue (aka 351 West 117th Street)
Block/Lot	01944/ 1201
Ground Floor SF	± 1,200
Zoning	R7A
Historic District	None

\*All square footages are estimates

## Financial Breakdown

Expenses:	Annual Costs
Real Estate Taxes (24/25)	\$15,561
Common Charges*	\$6,024
Maintenance / Misc (estimated)	\$500
<b>Total Expenses:</b>	<b>\$22,085</b>

\*Common Charges are \$740.40/month through 9/30/25

# Interior Views





For further information and/or inspection contact:

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