

261 THIRD AVENUE

GRAMERCY
NEW YORK, NY

FLAGSHIP RETAIL CONDO SALE OFFERING
FOR USER OR INVESTOR



CONCEPTUAL RENDERING

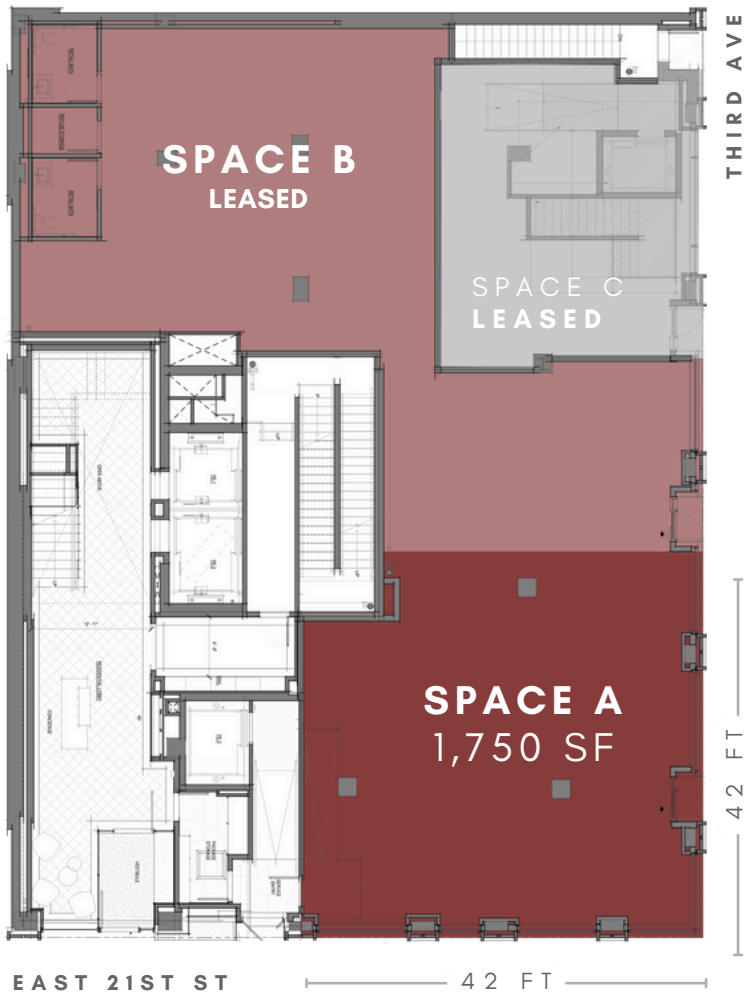
LOCATION

FIRST FLOOR | SOUTHEAST CORNER OF EAST 21ST ST

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261 THIRD AVE DETAILS

GROUND FLOOR



ASKING PRICE & TERMS

- \$8,450,000
- 7.4% cap rate on trailing 12 month NOI

SPACE

- Ground floor space + basement
- 5,000 SQ FT on grade
- 2,800 SQ FT basement
- Ground floor ceiling 11 FT 4 IN

FEATURES

Located in the heart of Gramercy
LEED GOLD Certified 5 Star Building
Newly installed Daikin Heat Pumps
Turnkey renovated space
Formerly occupied by Spectrum Retail

[See a 3D Virtual Tour of 261 Third Ave](#)

LOCATION

Southeast corner of East 21st Street

FRONTAGE

60 FT on Third Ave
42 FT on 21st St

TENANTS

Space A - Vacant
Space B - Pilates Studio
(Opening in 2025)
Space C - High End Grocer

NEIGHBORS



CONTACT

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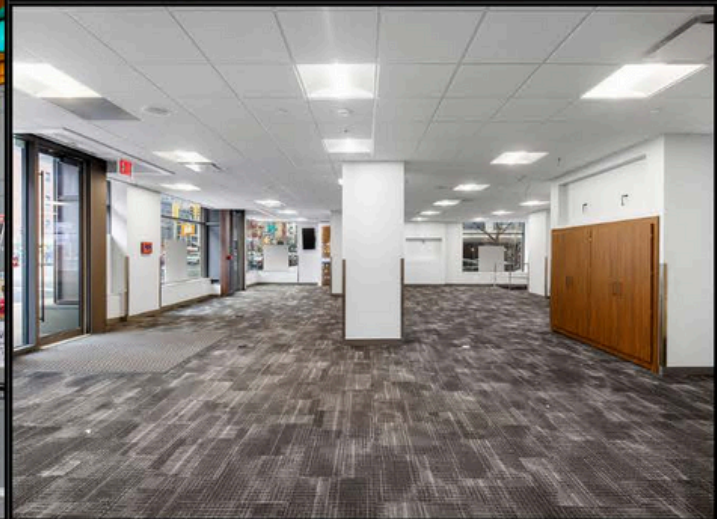
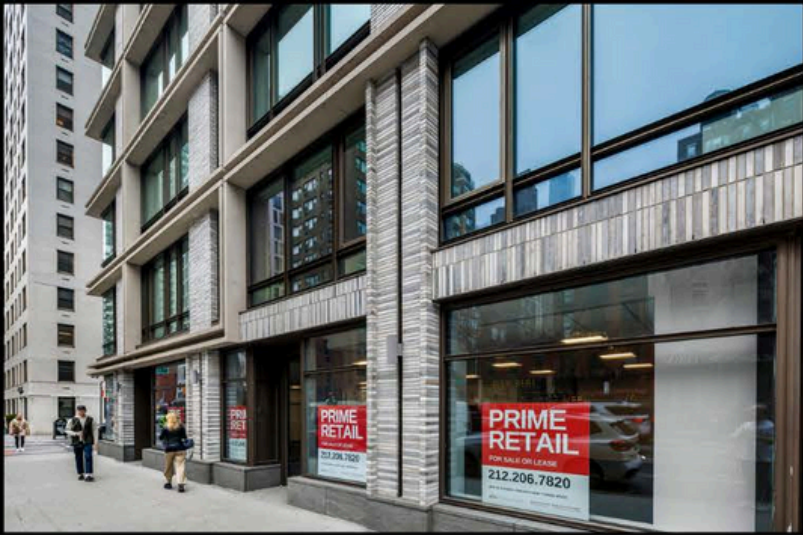
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