



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+

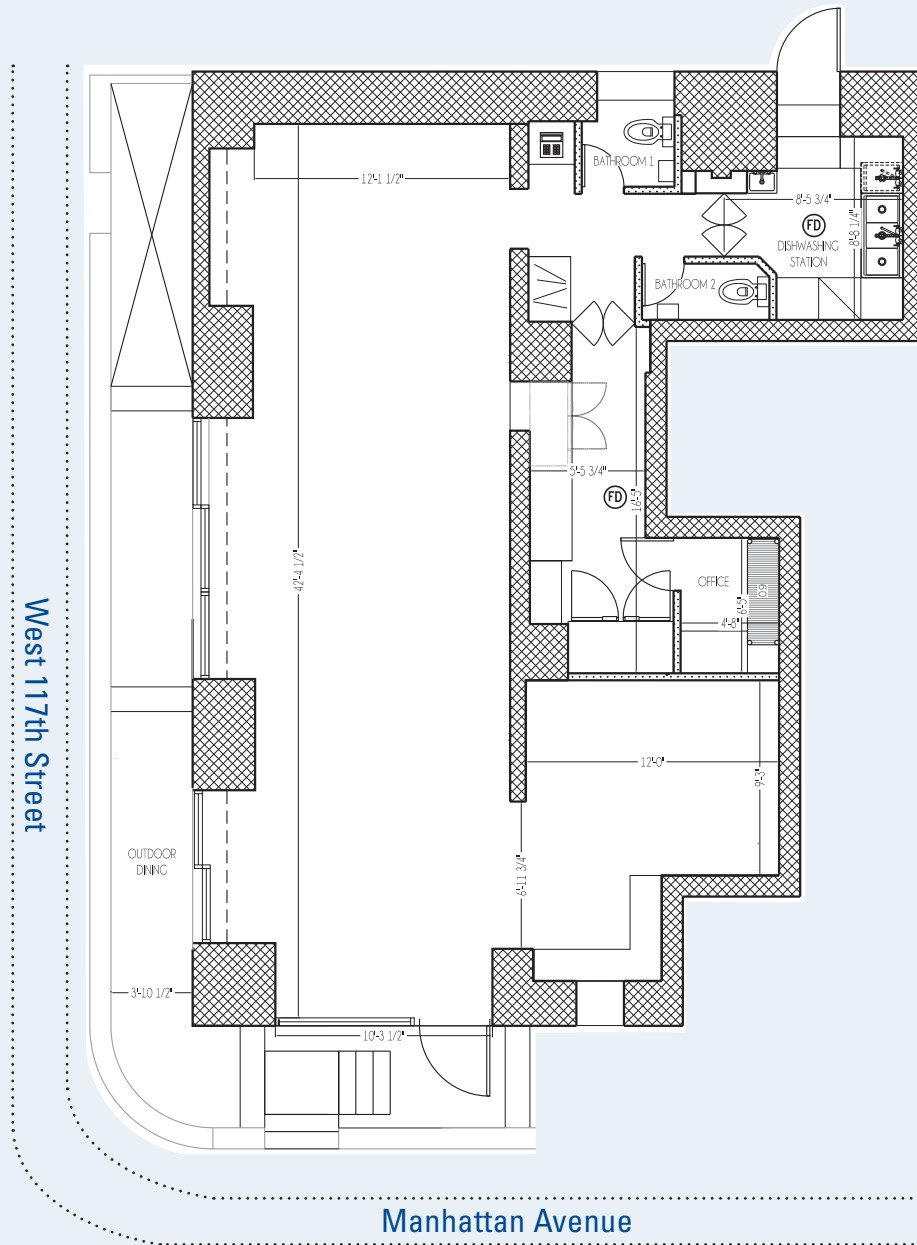
1 Mile Radius

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
Total Expenses:	\$22,085

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

Contact Exclusive Broker:

Mark Tergesen

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