

EXCLUSIVE OFFERING MEMORANDUM  
**2014 Fifth Avenue, New York, NY 10035**

**HARLEM**



**5-STORY 4,584± SF COMMERCIAL BUILDING | DELIVERED VACANT  
5 FLOORS OF ABOVE GRADE SPACE**





## EXCLUSIVE CONTACTS:

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## EXECUTIVE SUMMARY

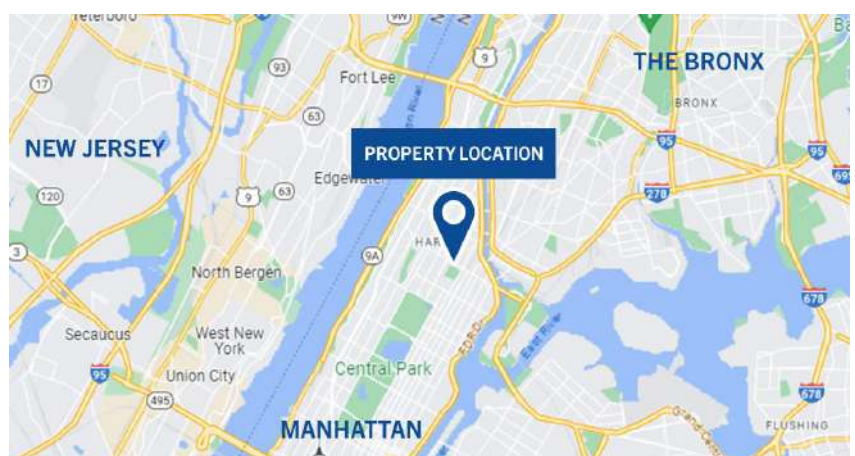
Besen Partners, as exclusive agent for Ownership, is pleased to offer for sale **2014 Fifth Avenue, New York, NY 10035** (the "Property") located on Fifth Avenue between 124<sup>th</sup> and 125<sup>th</sup> Street in the Harlem neighborhood of North Manhattan.

Built circa 1910, this 5-story 4,584± SF commercial building is built on a 1,417± SF lot. The property is zoned R6, C4-4A with 5 floors of above grade space. **DELIVERED VACANT.**

## ASKING PRICE: \$2,200,000

### PROPERTY SPECIFICATIONS

Neighborhood:	Harlem
Block / Lot:	1722 / 38
Building Class:	Office Only 2-6 Stories (O2)
Tax Class	4
Year Built / Altered:	1910 / 2007
Total Lot Sq. Ft.	1,417
Lot Dimensions:	16.67' x 85'
Zoning	C4-4A, 125th
Total Building Sq. Ft.	4,584±
Stories	5
Total Units:	5 Floors Above Grade
F.A.R. / As Built:	4.00 / Built: Full
Assessment / Taxes: (2025/2026)	\$921,590 \$74,042





AERIAL MAP





**BUILDING EXTERIORS**

**NORTHWEST**



**ENTRANCE**



**NORTHWEST**



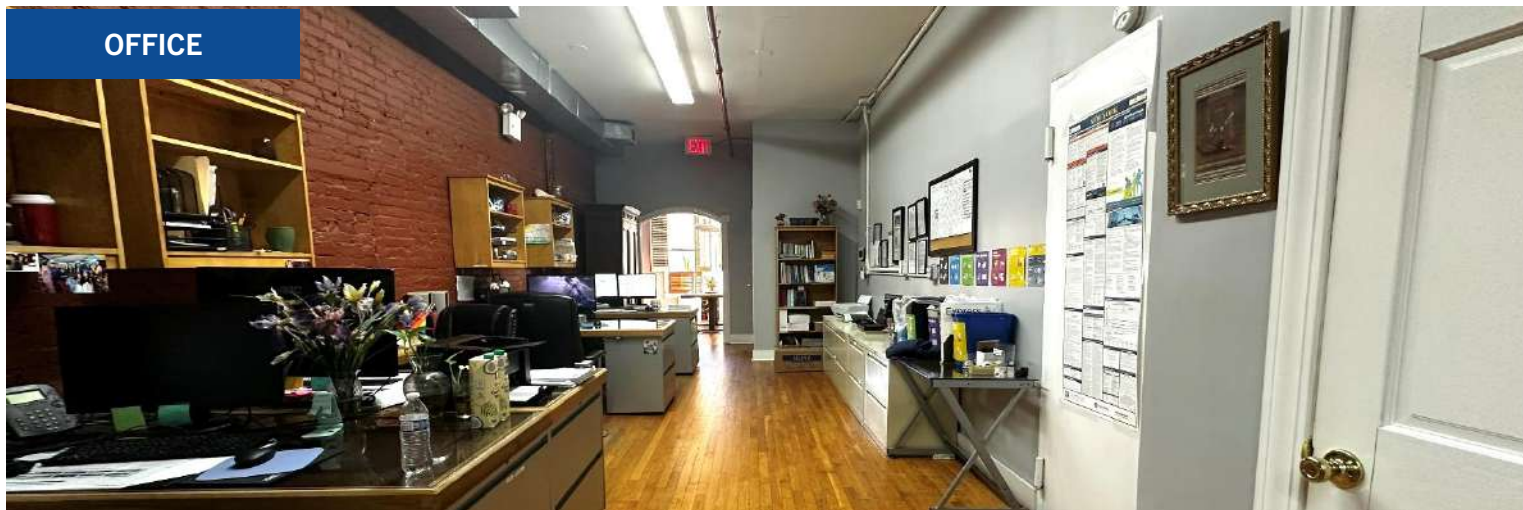
**BASEMENT ENTRANCE**



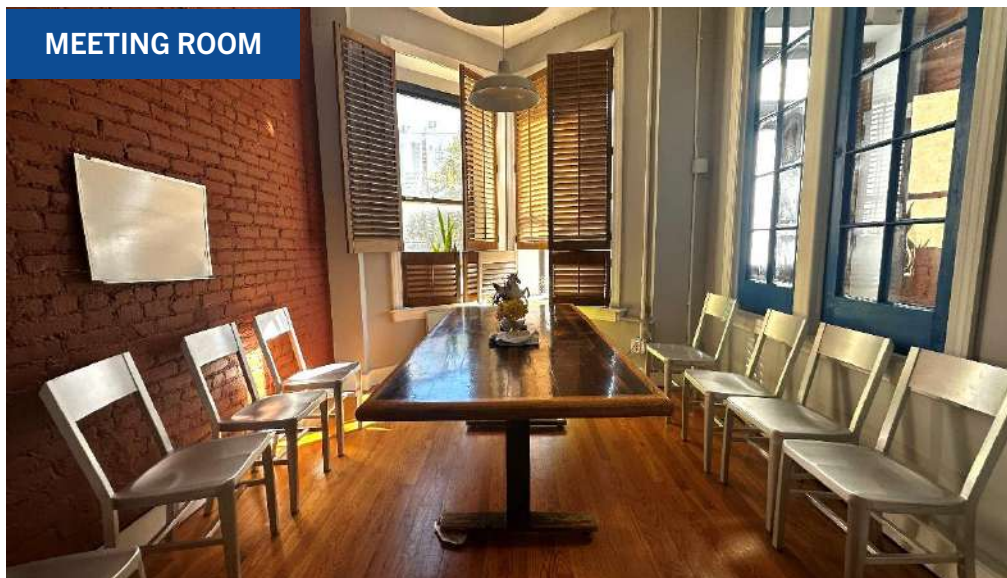


FIRST FLOOR

OFFICE



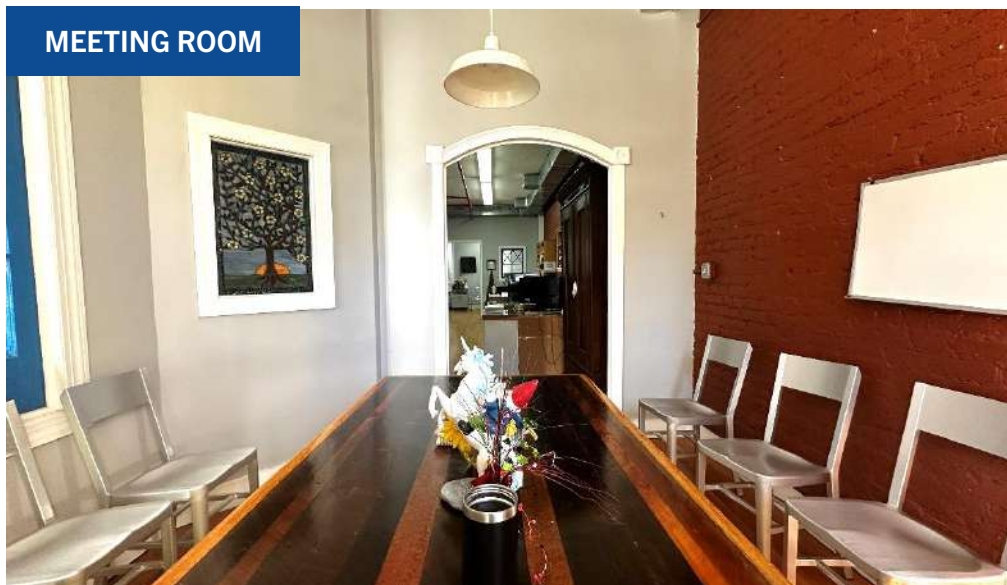
MEETING ROOM



BATHROOM



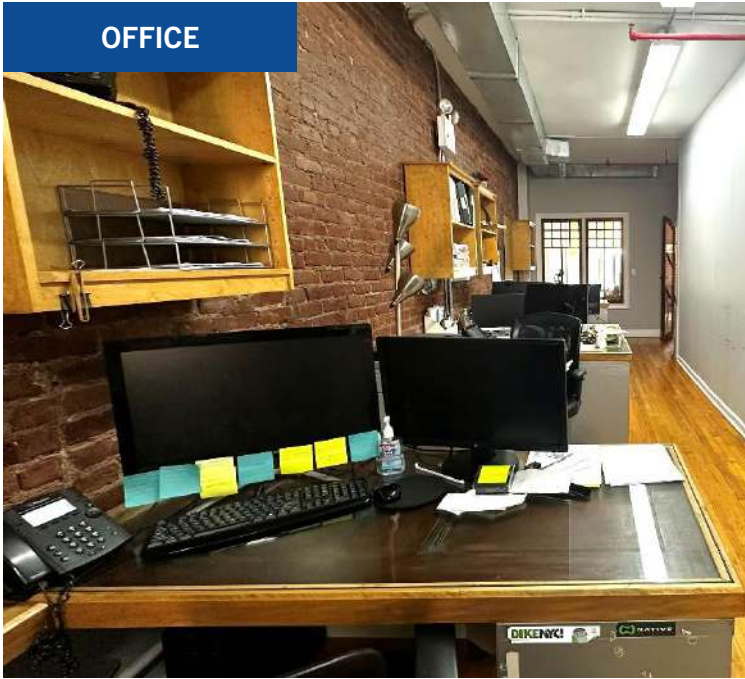
MEETING ROOM



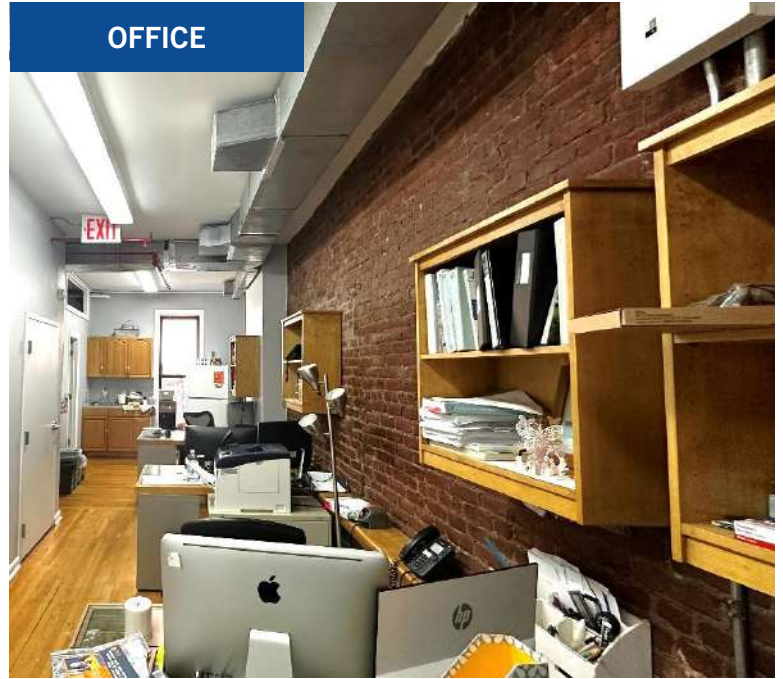


**SECOND FLOOR**

**OFFICE**



**OFFICE**



**FRONT OFFICE**



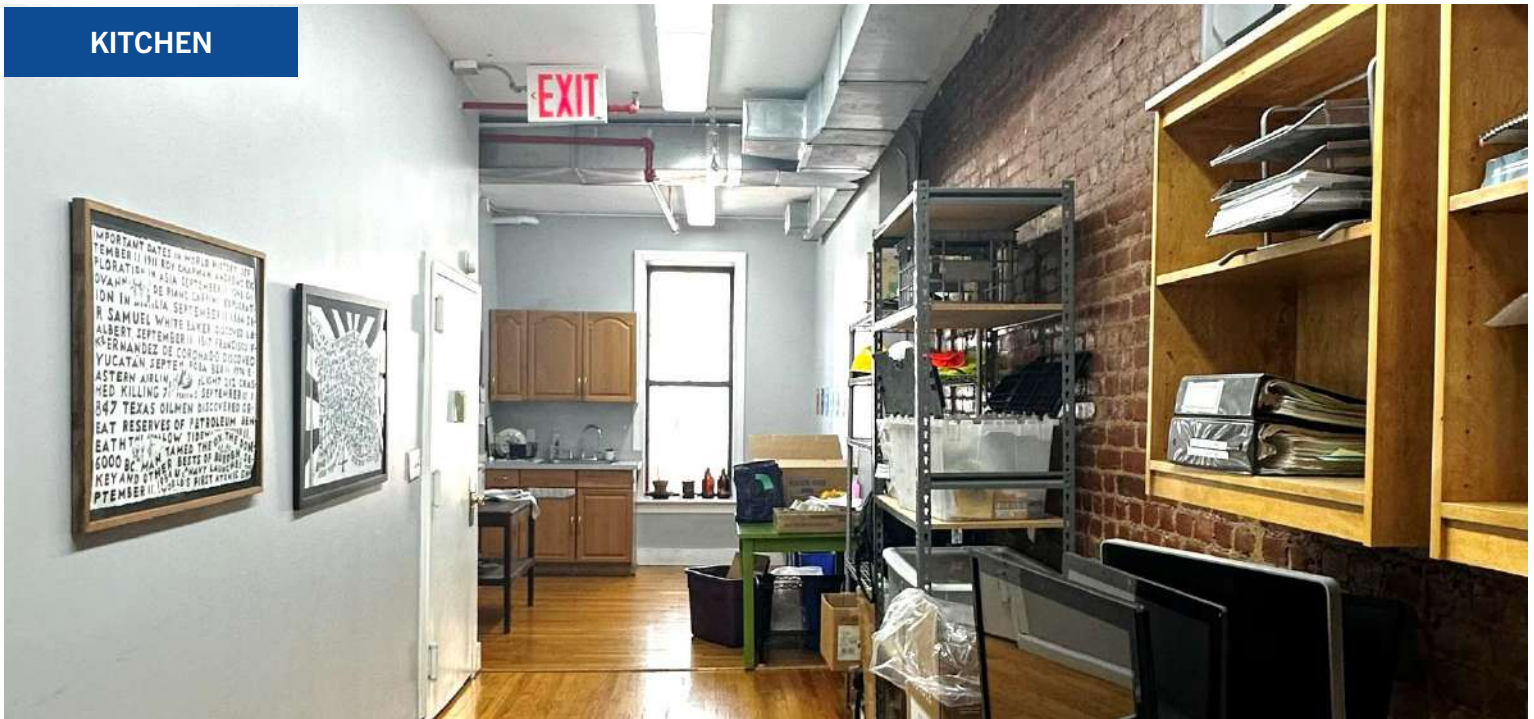
**BATHROOM**





THIRD FLOOR

KITCHEN



OFFICE



OFFICE



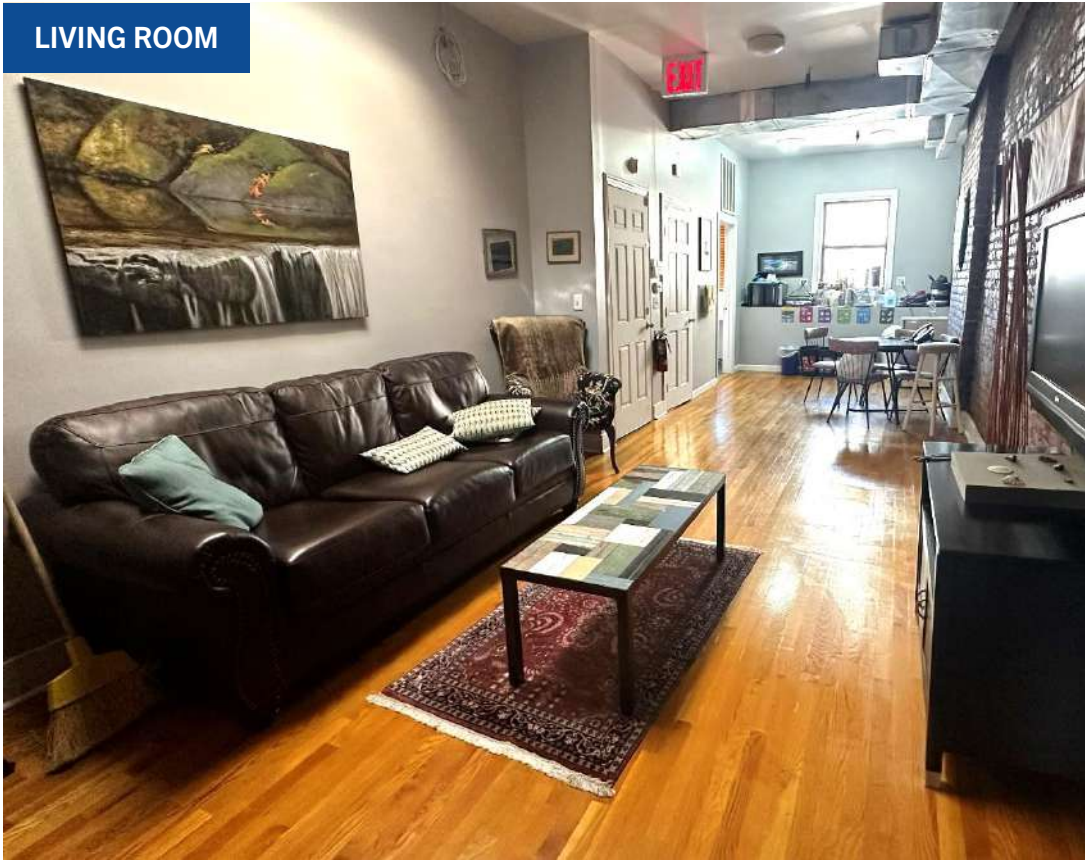
BATHROOM



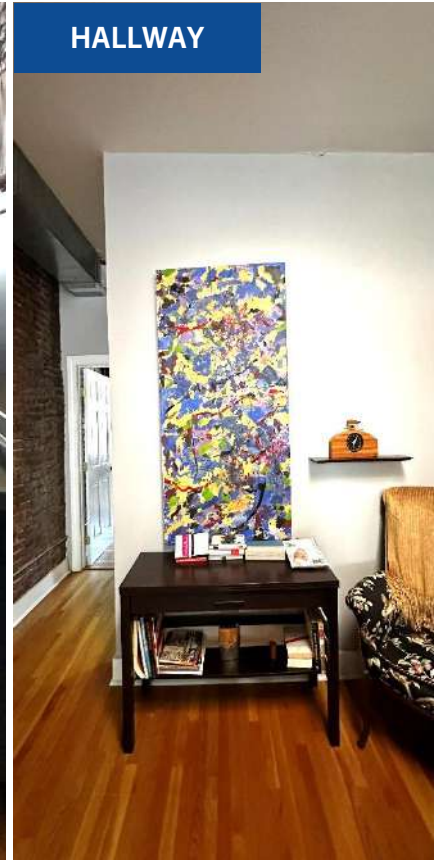


**FOURTH FLOOR**

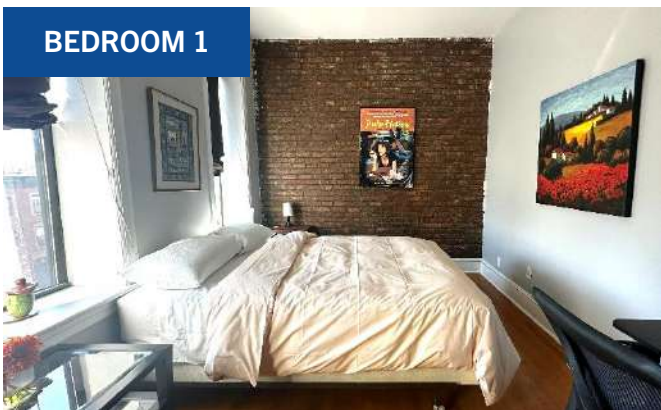
**LIVING ROOM**



**HALLWAY**



**BEDROOM 1**



**LAUNDRY**



**BATHROOM**



**BEDROOM 2**



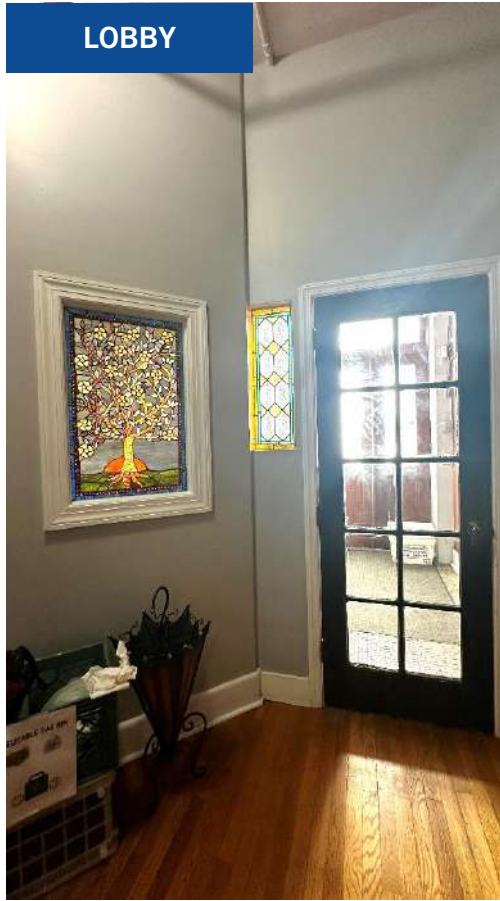


COMMON AREAS

STORAGE/CLOSET



LOBBY



FRONT DOOR



BACKYARD





ROOFTOP

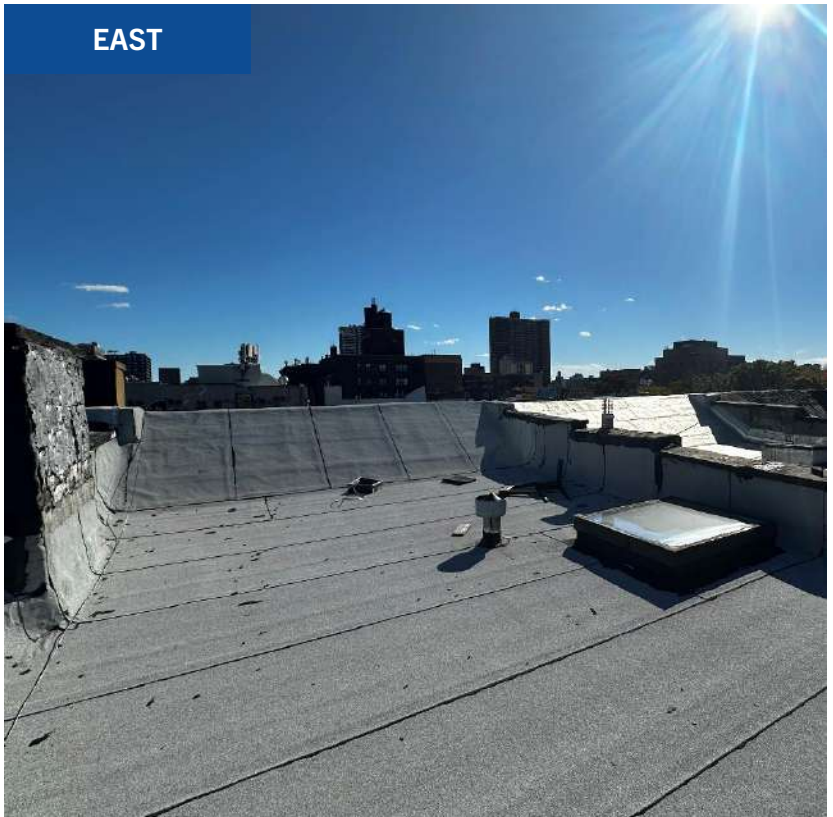
WEST



EAST



EAST



NORTH





**STREET LEVEL BASEMENT**

**BASEMENT**



**BATHROOM**



**STAIRS**



**BASEMENT**





**MECHANICALS & CELLAR**

**WATER HEATER**



**ELECTRIC**



**ELECTRIC**



**ELECTRIC**



**STORAGE**





STREET VIEWS

WEST 125<sup>TH</sup> STREET



NORTHWEST 125<sup>TH</sup> STREET



NORTHEAST 5<sup>TH</sup> AVENUE

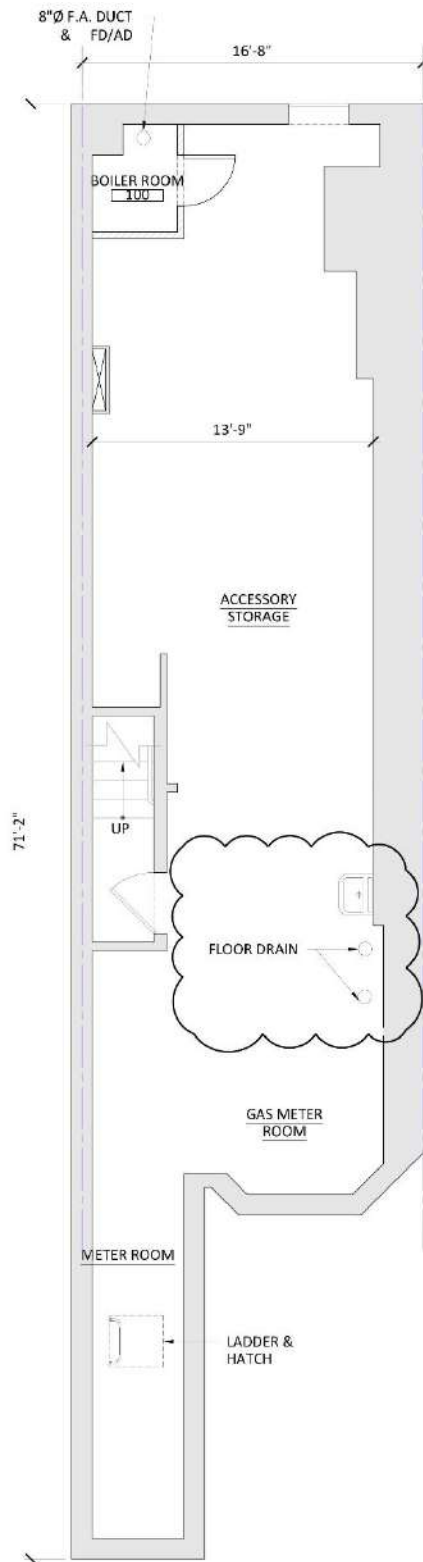


NORTH 125<sup>TH</sup> STREET

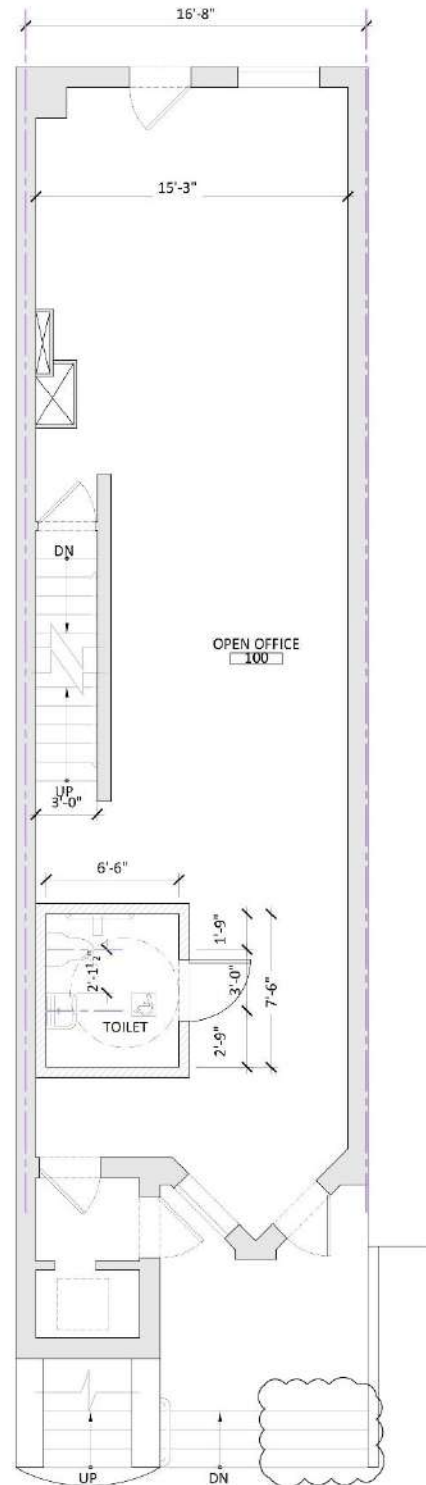




## FLOOR PLANS: CELLAR & BASEMENT



CELLAR

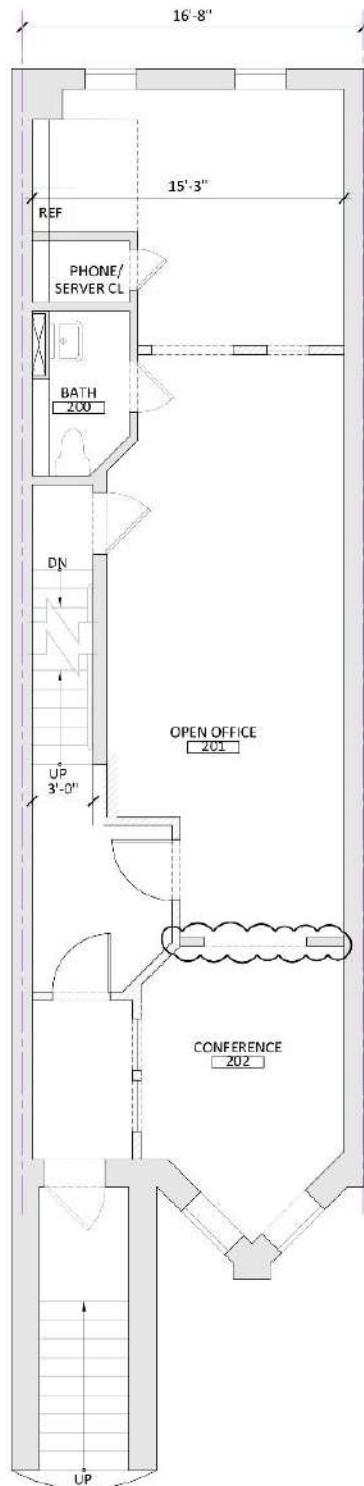


BASEMENT

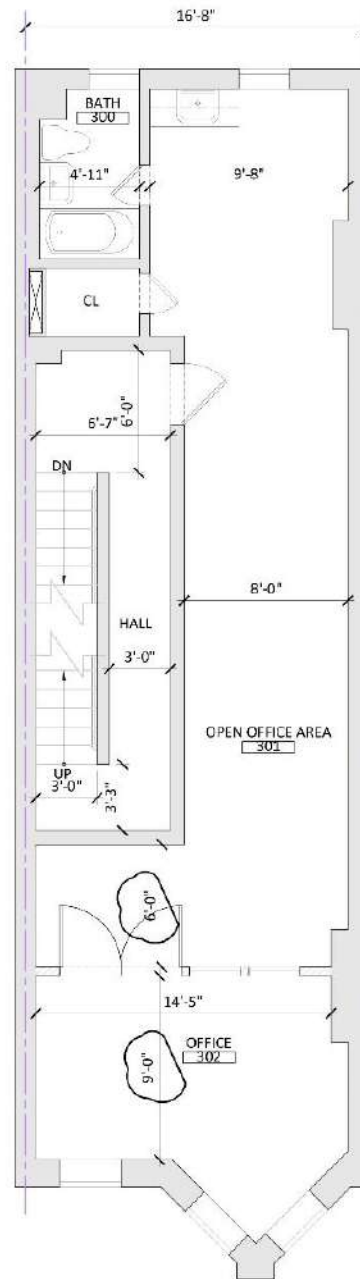
CONSTRUCTION LEGEND	
	EXISTING WALL TO REMAIN
	WALL OR FIXTURE TO BE DEMOLISHED
	NOT IN SCOPE
	PROPOSED WALL
	SMOKE/CO DETECTOR
	AREA OF WORK
	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN
	PROPOSED NEW DOOR
	EXISTING OVERHEAD STRUCTURAL MEMBER TO REMAIN
	PROPOSED OVERHEAD NEW STRUCTURAL MEMBER
	EXISTING OVERHEAD SOFFIT TO REMAIN
	LOT LINE
	LINE OF STRUCTURE BELOW



**FLOOR PLANS: FIRST & SECOND**



**FIRST FLOOR**

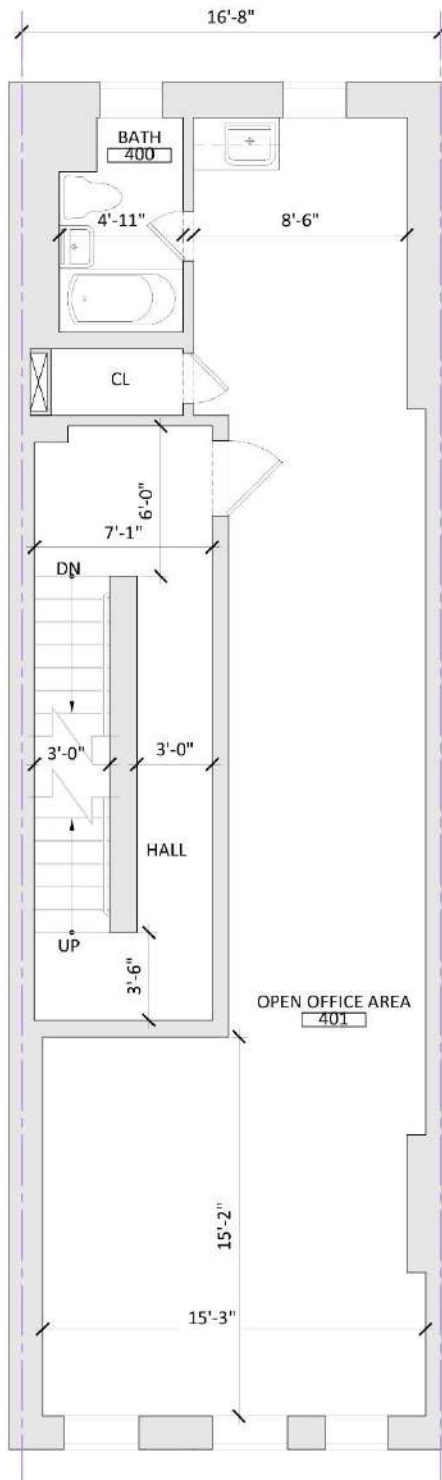


**SECOND FLOOR**

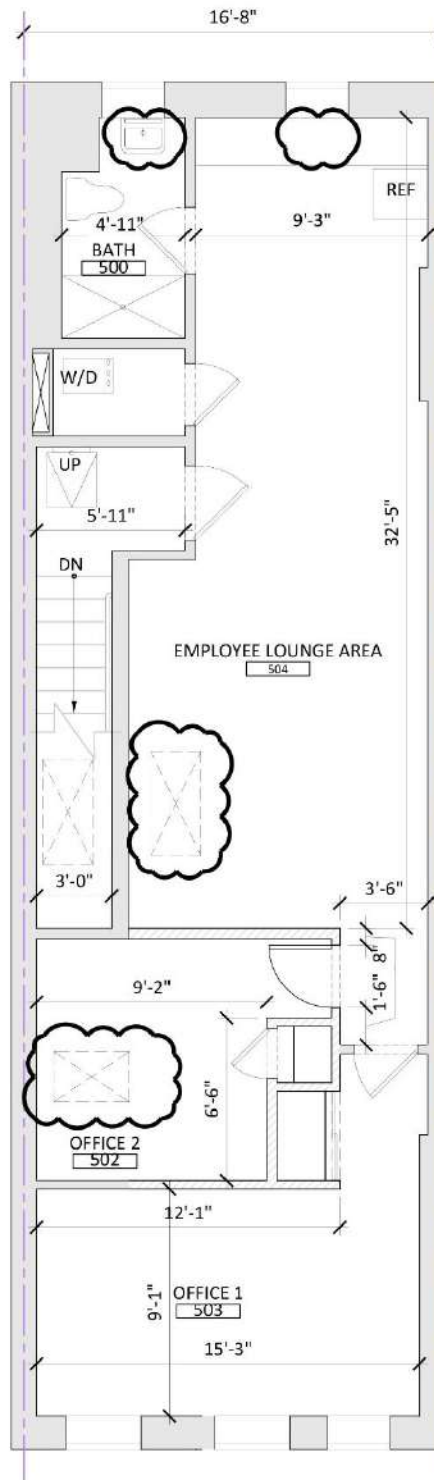
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	SMOKE/CO DETECTOR
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	EXISTING OVERHEAD STRUCTURAL MEMBER TO REMAIN
	PROPOSED OVERHEAD NEW STRUCTURAL MEMBER
	EXISTING OVERHEAD SOFFIT TO REMAIN
	LOT LINE
	LINE OF STRUCTURE BELOW



## FLOOR PLANS: THIRD & FOURTH



THIRD FLOOR

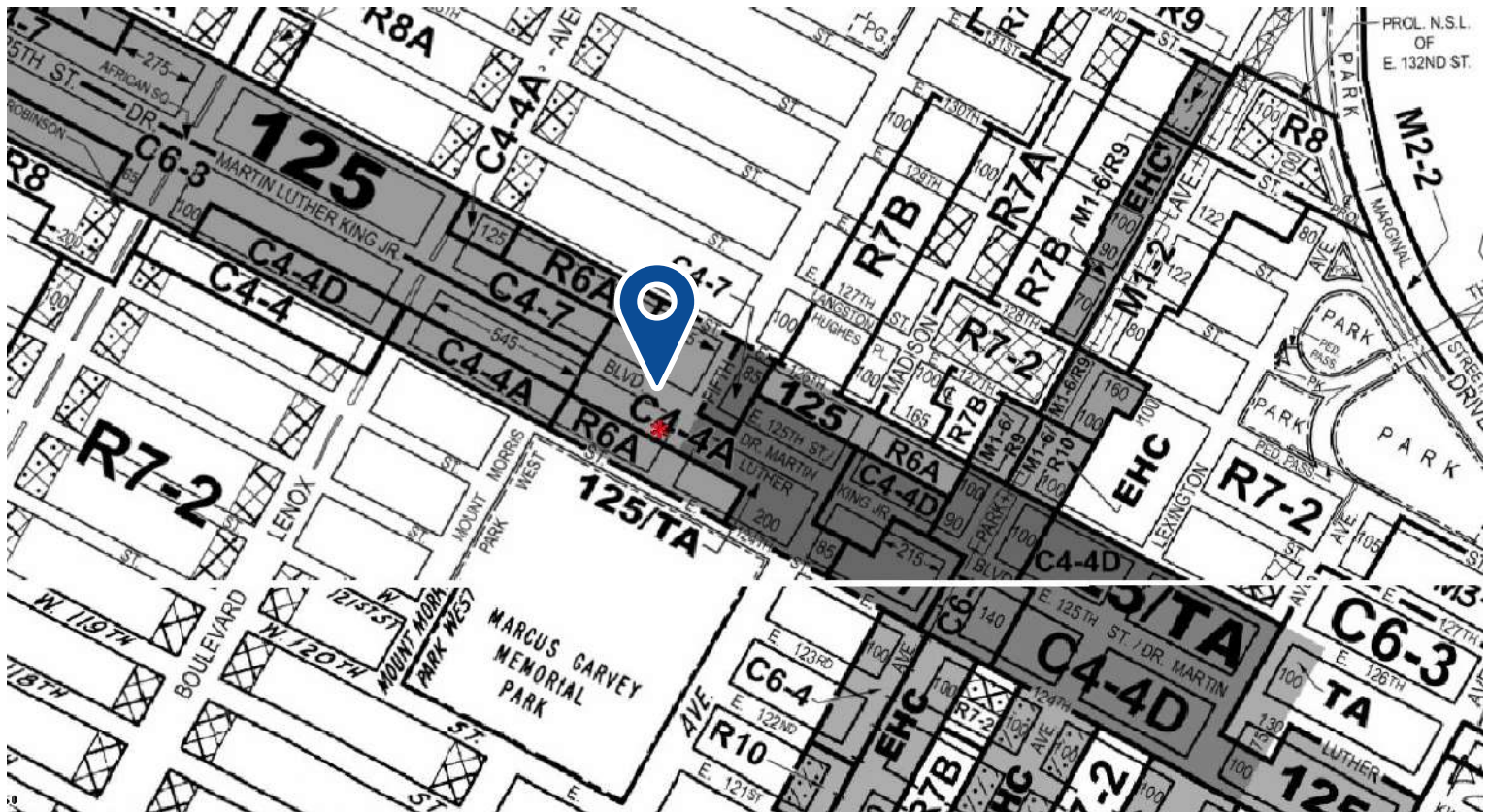


FOURTH FLOOR

CONSTRUCTION LEGEND	
	EXISTING WALL TO REMAIN
	WALL OR FIXTURE TO BE DEMOLISHED
	NOT IN SCOPE
	PROPOSED WALL
	SMOKE/CO DETECTOR
	AREA OF WORK
	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN
	PROPOSED NEW DOOR
	EXISTING OVERHEAD STRUCTURAL MEMBER TO REMAIN
	PROPOSED OVERHEAD NEW STRUCTURAL MEMBER
	EXISTING OVERHEAD SOFFIT TO REMAIN
	LOT LINE
	LINE OF STRUCTURE BELOW



**TAX & ZONING MAP**





**CERTIFICATE OF OCCUPANCY**

Page 1 of 2


**Certificate of Occupancy**
**CO Number: 1053465-0000001**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	<b>Borough:</b> MANHATTAN	<b>Block Number:</b> 1722	<b>Full Building Certificate Type:</b> Final
	<b>Address:</b> 2014 FIFTH AVENUE	<b>Lot Number(s):</b> 38	<b>Date Issued:</b> 12/20/2023
	<b>Building Identification</b>	<b>Additional Lot Number(s):</b>	
	<b>Number(BIN):</b> 1053465	<b>Application Type:</b> A1 - ALTERATION TYPE 1	
This building is subject to this <b>Building Code:</b> Prior to 1968			
This Certificate of Occupancy is associated with job# 104343827-01			
B.	<b>Construction Classification:</b> 3: NON-FIREPROOF STRUCTURES		
	<b>Building Occupancy Group classification:</b> COM - COMMERCIAL BUILDINGS - OLD CODE		
	<b>Multiple Dwelling Law Classification:</b> Not Available		
	<b>No. of stories:</b> 5	<b>Height in feet:</b> 52	<b>No. of dwelling units:</b> Not Available
C.	<b>Fire Protection Equipment:</b> Sprinkler System		
D.	<b>Parking Spaces and Loading Berths:</b>		
	Open Parking Spaces: 0		
	Enclosed Parking Spaces: 0		
	Total Loading Berths: Not available		
E.	<b>This Certificate is issued with the following legal limitations:</b>		
	Restrictive Declaration: None	Zoning Exhibit: None	
	BSA Calendar Number(s): None	CPC Calendar Number(s): None	
<b>Borough Comments:</b>			

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



**CERTIFICATE OF OCCUPANCY**

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**Permissible Use and Occupancy**

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type
Cellar	B	0	OG			104343827	Final
Description of Use: Business and Service BOILER ROOM, STORAGE					Exceptions:		
Basement	B	7	100	6		104343827	Final
Description of Use: Business and Service PART OF OFFICE					Exceptions:		
Floor 1	B	6	40	6		104343827	Final
Description of Use: Business and Service PART OF OFFICE					Exceptions:		
Floor 2	B	5	40	6		104343827	Final
Description of Use: Business and Service PART OF OFFICE					Exceptions:		
Floor 3	B	5	40	6		104343827	Final
Description of Use: Business and Service PART OF OFFICE					Exceptions:		
Floor 4	B	6	40	6		104343827	Final
Description of Use: Business and Service PART OF OFFICE					Exceptions:		

**CofO Comments:** ENTIRE BUILDING WILL BE RENTED TO 1 TENANT AS PER RECON 6/15/06

Borough Commissioner

Commissioner



## **HARLEM, NEW YORK CITY**

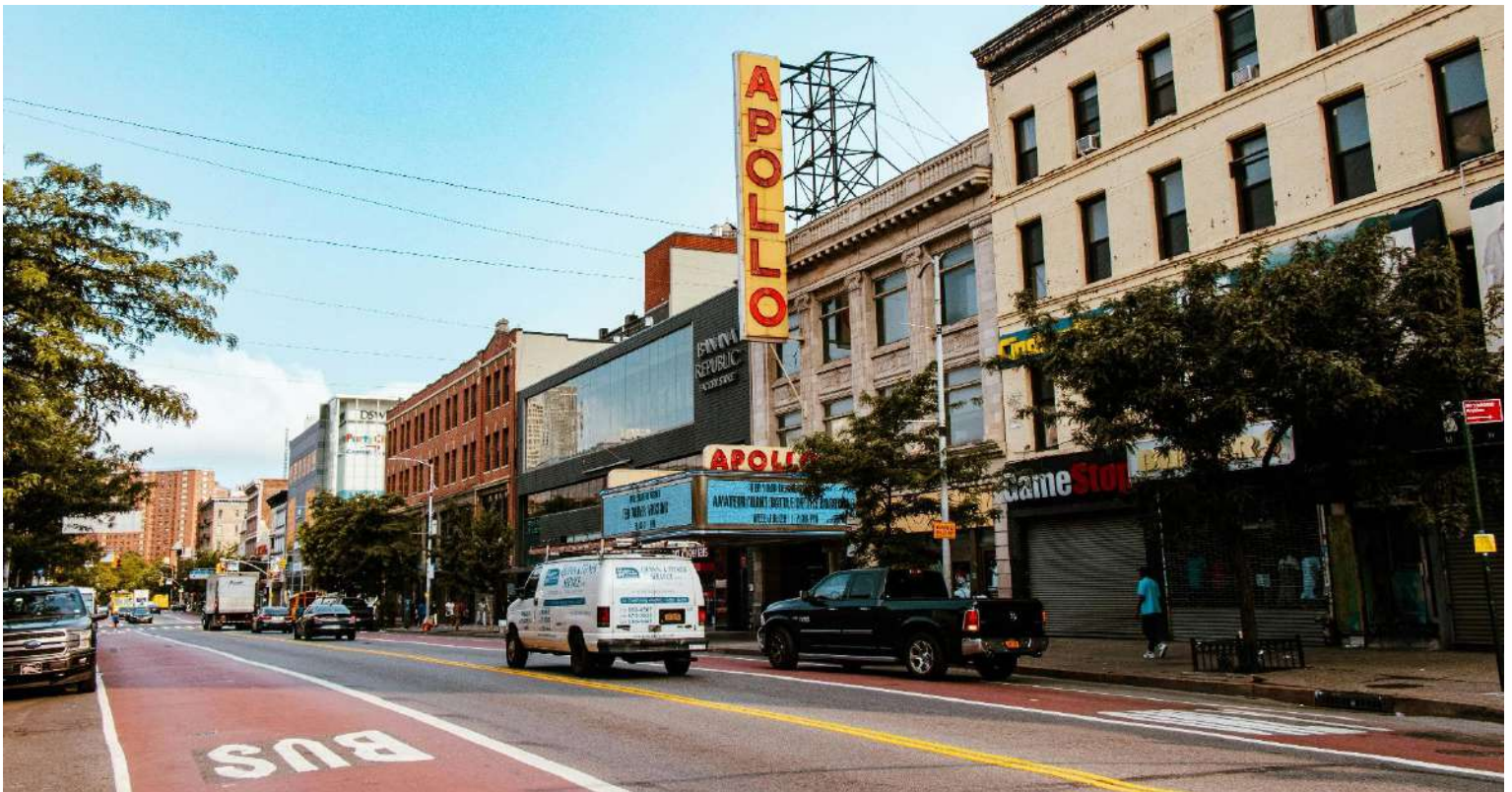
Located in the northern section of Manhattan, Harlem is one of New York City's most dynamic and culturally rich neighborhoods. Steeped in history and tradition, Harlem has evolved into a vibrant mixed-use community characterized by a blend of historic architecture, new residential developments, thriving retail corridors, and a growing base of institutional and commercial investment.

Over the past decade, Harlem has undergone significant revitalization, attracting a diverse mix of residents, businesses, and visitors. Major thoroughfares such as 125th Street, Frederick Douglass Boulevard, Malcolm X Boulevard, and Lenox Avenue serve as the neighborhood's primary commercial spines, featuring an array of national retailers, local restaurants, cultural venues, and service-oriented businesses. The area continues to experience robust retail and hospitality growth, supported by consistent residential demand and ongoing infrastructure improvements.

Harlem benefits from excellent transportation connectivity, with multiple subway lines (A, B, C, D, 2, 3, 4, 5, and 6) and bus routes providing convenient access to Midtown Manhattan, the Bronx, and other parts of New York City. Proximity to major roadways such as the Harlem River Drive and FDR Drive enhances accessibility for commuters and visitors alike.

In addition to its commercial appeal, Harlem is home to world-renowned institutions including Columbia University, The City College of New York, the Apollo Theater, and Marcus Garvey Park, which continue to attract foot traffic and cultural engagement. Ongoing public and private investment—such as new mixed-use developments, hospitality projects, and community initiatives—further strengthen Harlem's position as a key growth submarket within Manhattan.

With a strong identity, strategic location, and enduring demand fundamentals, Harlem represents a compelling opportunity for commercial investors seeking exposure to one of New York City's most historically significant and rapidly evolving neighborhoods.







**BESSEN**  
PARTNERS

HARLEM | NORTH MANHATTAN

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