



1 EAST 82ND ST.
Offering Memorandum



Rendered by Medcity

Property overview

Property overview

Executive summary

First Pioneer Realty, as the exclusive agent, is pleased to offer for sale 1 East 82nd Street. This premier property spans 3,400 rental square feet across the ground floor, featuring a versatile mix of office, medical space and ground-floor retail. Located just off Fifth Avenue, the building occupies a prestigious position in one of the city's most coveted corridors.

The property is currently vacant. This provides a rare opportunity for an investor or owner-operator to establish a flagship presence in a world-class location.

Location Highlights
"Heart of the Gold Coast" and "Steps from Museum Mile"

This area of the Upper East Side is famously known as the Gold Coast.

It specifically refers to the ultra-exclusive stretch of Fifth, Madison, and Park Avenues. Since 1 East 82nd Street is located just off Fifth Avenue and right near the Metropolitan Museum of Art, it sits in the heart of this district.


Situated in the heart of Manhattan's Upper East Side, 1 East 82nd Street benefits from one of the most strategic and high-profile addresses in New York City. Its location places it amid an elite mix of global retailers, luxury residences, corporate headquarters, and iconic cultural landmarks.


Property snapshot


Address	1 E 82nd St.
Neighborhood	Upper East Side
Cross Streets	Between 82nd St. & 5th Ave
Block & Lot	1510/41
Stories	1
Total RSF	3,400
Zoning	R10/R8B
Tax Class	4
Maintenance & Taxes	\$131,302




Asking price: \$ 2,900,000

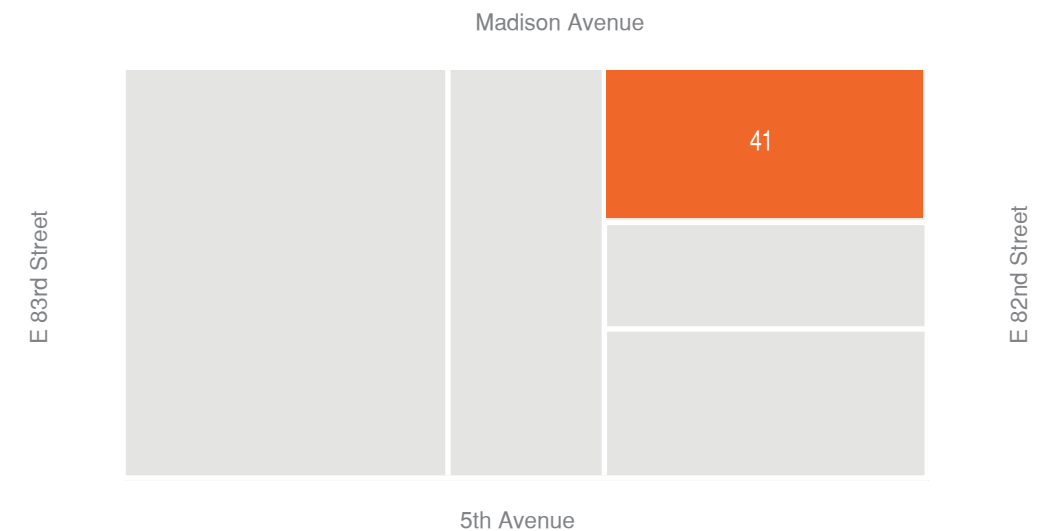

3,400 SF
Ground Floor


Close proximity
to transit hubs


Premier Fifth
Avenue location

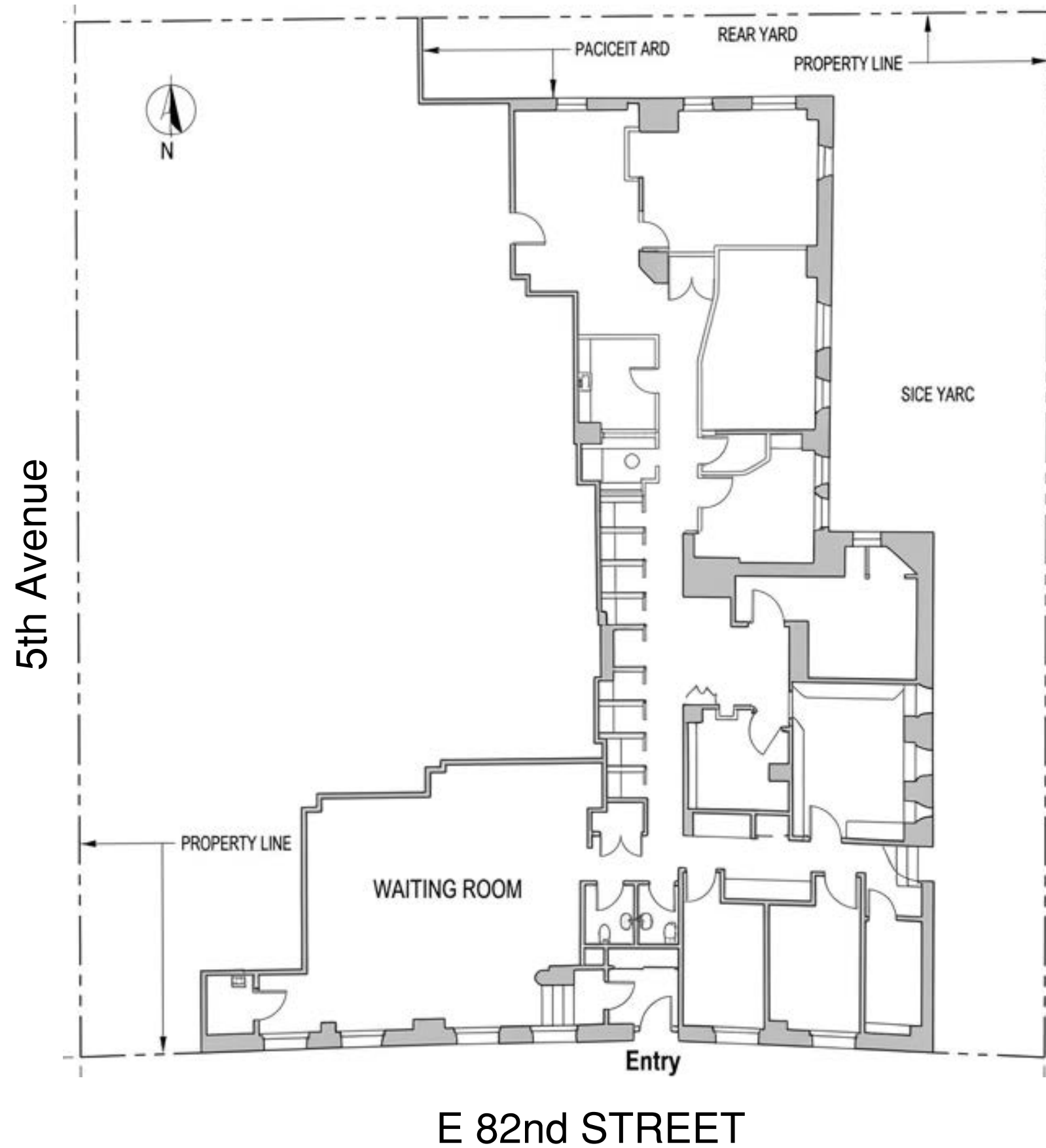

Directly across
from MET Museum
and Central Park


Medical & community & Office



Property overview

Floor plans



Approx. 3400 SF
Ground Floor
Medical Office Space



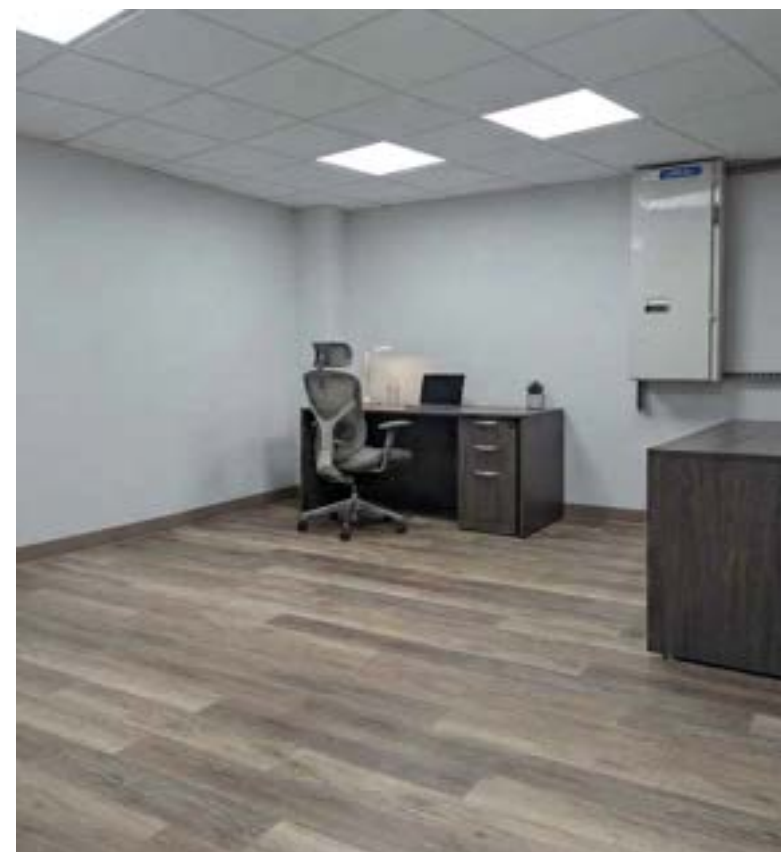
Financial analysis

Financial analysis

Pro Forma - Rent roll

Unit	Type/Scenario	Tenant	Rentable SF	PSF	Monthly Rent	Annual Rent
Ground FL	Medical	Vacant	3,400	\$90	\$25,500	\$306,000
Ground FL	Office	Vacant	3,400	\$80	\$22,667	\$272,000
Ground FL	Retail	Vacant	3,400	\$110	\$31,167	\$374,000

Currently Vacant						
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Financial analysis

Income & expenses

	Pro Forma
Income	Annual Income
Rent Income	\$374,000
Real Estate Tax Reimbursements	\$10,000
Vacancy (3%)	(\$11,220)
Effective Gross Income	\$352,780
Expenses	Total
Maintenance and RETaxes (Actual 25/26)	\$131,302
Utilities (water, electric) estimated	\$13,000
Insurance (estimated)	\$6,500
Repairs (estimated)	\$6,500
Management Fee (AYMetric - 3% of EGI)	\$10,583
Total	\$167,885
Effective Gross Income	\$352,780
Less Expenses	(\$167,885)
Net Operating Income	\$184,895

