



1281 MADISON AVE.

TURN-KEY STORE FOR LEASE



Evans Real Estate Investments

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1281 Madison

Located on Madison Avenue between 91st and 92nd Streets.

Condominium unit

Block: 1503

Lot: 1010

Gross Sq. Ft.: 715 (Approx.)

Floor: 1-Ground

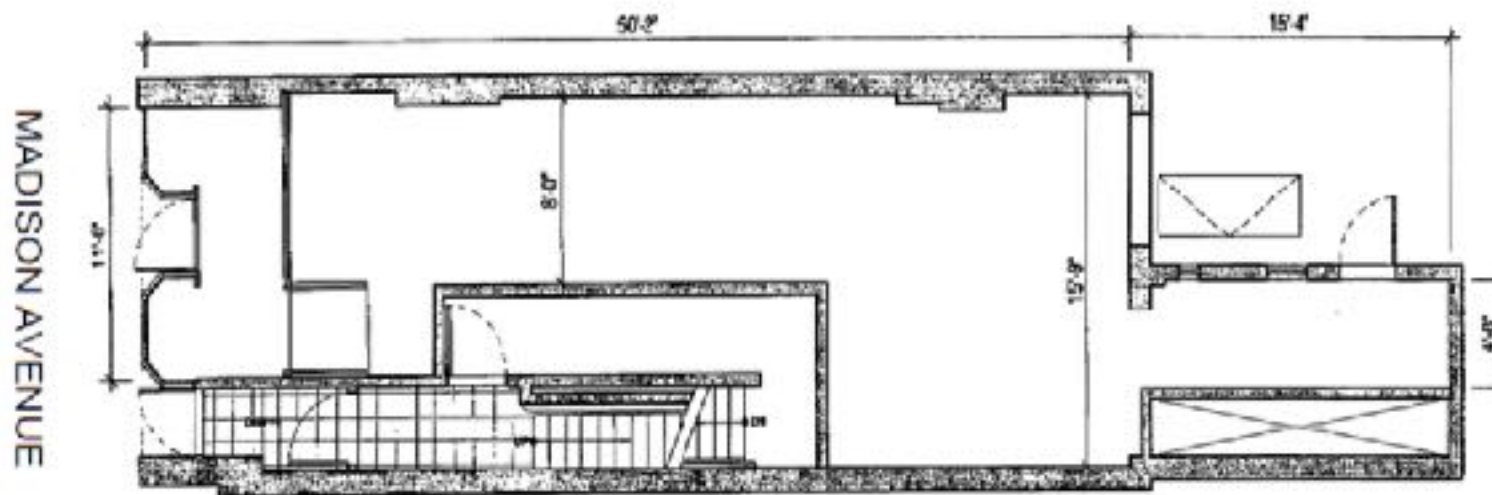
Frontage: 12 feet

Ceiling: 7' 10"

Condition: excellent, turn-key

Size 715 SF
Frontage 12 feet
Ceiling 7'10"
Renovated Bathroom
Two dressing rooms
Back storage, Exit to yard

Ready to move in
Beautiful white furniture
installed mirrors
AC, video cameras,
lighting Wood floors





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C1 & C2 Overlays

C1-1 C1-2 C1-3 C1-4 C1-5
C2-1 C2-2 C2-3 C2-4 C2-5

C1-1 through C1-5 and C2-1 through C2-5 districts are mapped as **commercial overlays** within residence districts. They are mapped along streets that serve the local retail needs of the surrounding residential neighborhood, and are found extensively throughout the city's lower and medium-density areas and occasionally in higher-density districts.

Typical retail uses include grocery stores, restaurants and beauty parlors, catering to the immediate neighborhood. C2 districts permit a slightly wider range of uses—such as funeral homes and repair services—than C1 districts. In mixed residential/commercial buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

When commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio (FAR) is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Unless otherwise indicated, the depth of overlay districts ranges from 100 to 200 feet.

Overlay districts are distinct from other commercial districts in that residential built in governed by the residence district within which the overlays are mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. However, when residences are constructed in any commercial district, certain regulations that apply in residence districts are waived, such as lot and side-yard requirements.

Generally, the lower the numerical suffix, the more on-street parking is required. For example, in C1-1 districts, typically mapped in outlying areas of the city, a large food store would require one parking space for every 100 square feet of floor area, whereas no parking would be required in C1-5 districts, which are well served by mass transit.



ARCAD



BRUNNEN 200

C1 & C2 Commercial Overlay Districts										
	C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5
Commercial FAR within R1-R5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Commercial FAR within R6-R10	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Depth of Overlay District (in feet)	200	150	150	100	100	150	150	150	100	100