

3599 Broadway, New York, NY

3,591 SF Retail Condo in Harlem



PROPERTY INFORMATION

ADDRESS	3599 Broadway (Unit D)
CITY	New York, NY 10031
NEIGHBORHOOD	Harlem
BLOCK/LOT	02094-1204
TYPE	Retail Condo
CONDO SIZE	3,591 SF
TENANT	Jin Ramen
LEASE	LXP: 5/1/2034 5-Year Option
	Pays additional \$2,700/month for taxes
	2% Yearly Scheduled Increases
MONTHLY RENT	\$12,234.59
NOTES	Corner Unit at Broadway & W 148 th St

INCOME & EXPENSES

INCOME	
Base Rent	\$146,815
Tax Reimbursement	\$32,400
Total Income	\$179,215
EXPENSES	
Real Estate Taxes	\$35,874
Water & Sewer	Tenant Pays
Common Charges	\$22,644
Total Expenses	\$58,518
NET OPERATING INCOME	
Net Operating Income	\$120,697

DESCRIPTION

This retail condo is located in the Harlem neighborhood of Manhattan. The condo is 3,591 square feet and occupied by Jin Ramen. The lease extends to 2034 with 2% yearly increases and a 5-year option. Located at the corner of Broadway and W 148th St, this property is only steps away from restaurants, shops, markets, schools, Riverbank State Park, Riverside Dr, and the 1 train. (RS)

ASKING PRICE: \$1,800,000
For More Info Call: (212) 221-2456

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Rent Schedule				
Term	Period	Monthly Rent	Annual Rent	Increase
5/1/2025	12 Months	\$12,234.59	\$146,815.08	2%
5/1/2026	12 Months	\$12,479.28	\$149,751.38	2%
5/1/2027	12 Months	\$12,728.87	\$152,746.41	2%
5/1/2028	12 Months	\$12,983.44	\$155,801.34	2%
5/1/2029	12 Months	\$13,243.11	\$158,917.36	2%
5/1/2030	12 Months	\$13,507.98	\$162,095.71	2%
5/1/2031	12 Months	\$13,778.14	\$165,337.63	2%
5/1/2032	12 Months	\$14,053.70	\$168,644.38	2%
5/1/2033	12 Months	\$14,334.77	\$172,017.27	2%
5/1/2034	12 Months	\$14,621.47	\$175,457.61	2%

AERIAL MAP



AREA MAPS

