



781 Eighth Avenue New York, NY 10036

**Times Square Retail Building for Sale
Between 47th and 48th Street**

Year built: 1920
Block & Lot: 1038 & 33
Asking Price Upon Request
Building Size: 8,613 sq ft
Frontage: 20' on 8th Avenue
RE Taxes: \$7,959 monthly
Lot Size: 19' 2" X 100'
Building Size: 20' X 98'
Zoning Districts: C6-4

**All units are fully leased with and remaining term of 5 years
Please don't disturb the Tenant!!**

 Douglas Elliman

781 Eighth Ave



Overview

Douglas Elliman (DE) has been exclusively appointed to market the sale of **781 Eighth Avenue**, a prime retail building located in the heart of Midtown Manhattan between 47th and 48th Streets. This is a rare opportunity in Times Square. The submarket enjoys substantial daily foot traffic, attracting millions of theatergoers, visitors, and tourists each year. Surrounded by many new luxury residential complexes developed over the past decade, with more on the way.

781 Eighth Avenue offers a prime location for hospitality or retail ventures with excellent income potential and long-term appreciation.

The building is approximately 8,613 square feet across four floors and a basement. It is a retail building in New York City's most coveted real estate, making it ideal for all types of investors.

It is located near Columbus Circle, St. Patrick's Cathedral, Rockefeller Center, Central Park, Radio City Music Hall, Port Authority Terminal, United Nations Headquarters, Grand Central Terminal, the Chrysler Building, Metro-North Railroad, and Whole Foods, among many others.

Nearby subway lines include the 1, 2, 3, A, C, R, W, J, Z, 4, 5, and 6 trains, all within a several-block radius.

Please feel free to contact me with any questions if interested. Kindly be mindful and do not disturb the tenants.

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Nearby Attractions

More Traffic, More Value,
More Spending Power

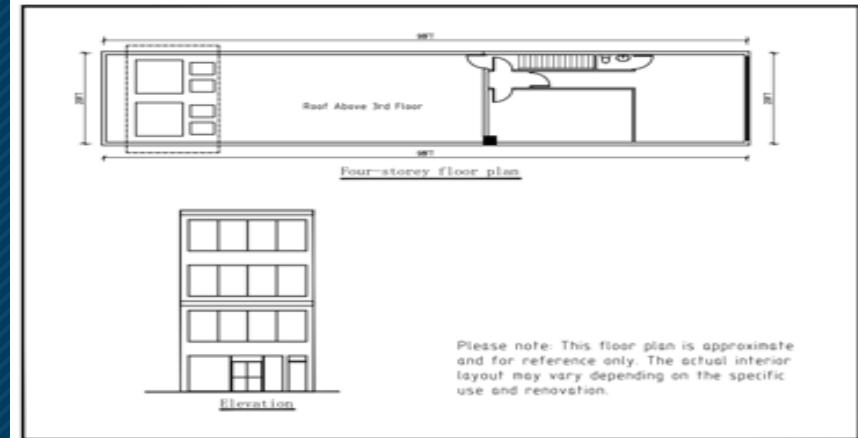
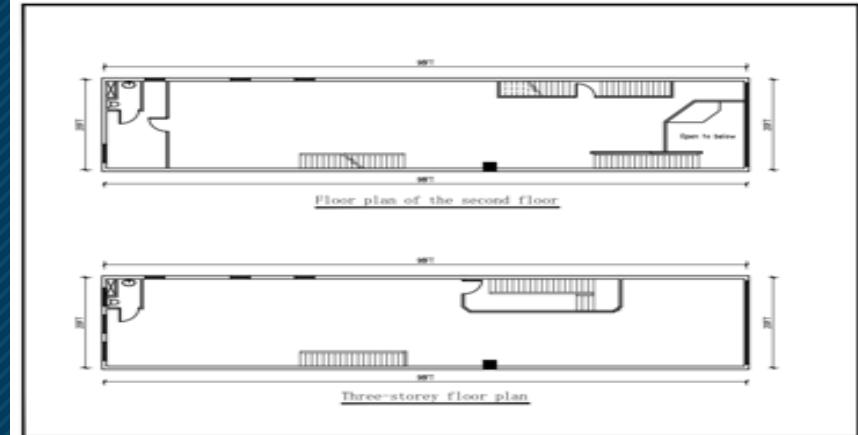
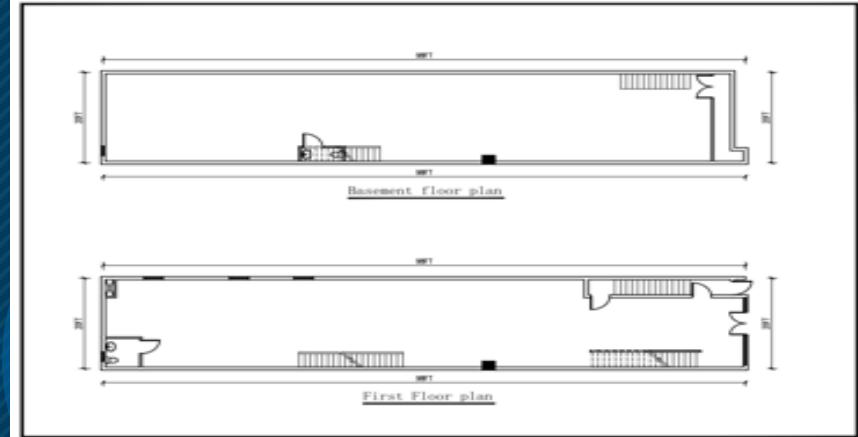
Fifth Avenue; Grand Central;
Times Square; Columbus Circle;
Rockefeller Center; Central Park



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Basement:

Approx. 1,482 sq ft

1st floor:

Approx. 1,974 sq ft

2nd floor:

Approx. 1,920 sq ft

3rd floor:

Approx. 1,920 sq ft

4th Floor:

Approx. 879 sq ft

Rare Opportunity in Times Square

Rent Roll:

Period	Monthly Rent	Annual Rent
05/01/2024 – 04/30/2025	\$46,000	\$552,000
05/01/2025 – 04/30/2026	\$46,000	\$552,000
05/01/2026 – 04/30/2027	\$48,000	\$576,000
05/01/2027 – 04/30/2028	\$48,000	\$576,000
05/01/2028 – 04/30/2029	\$48,000	\$576,000
05/01/2029 – 04/30/2030	\$48,000	\$576,000
		Expenses: RE Tax: \$95,502 yearly

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New York, NY 10036**

Cap Rate: 4.5%

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