

# 1770 2ND AVENUE

New York, NY 10128

FOR SALE  
ASKING PRICE \$3,950,000  
PER SF \$790



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VIRTUAL TOUR



A 2-STORY RETAIL BUILDING CONSISTING OF  
1 COMMERCIAL UNIT

**RIPCO**  
INVESTMENT SALES



## INVESTMENT HIGHLIGHTS

#1

5,000 SF above grade across 2 floors plus full 2,500 SF lower level


#2

Ideal owner-user opportunity with prominent branding opportunity for retail, restaurant, fitness or medical

#3

High ceilings and vented space delivered vacant

#4

Highly desirable Upper East Side location with close proximity to 96th  station and with strong demographics and dense residential population

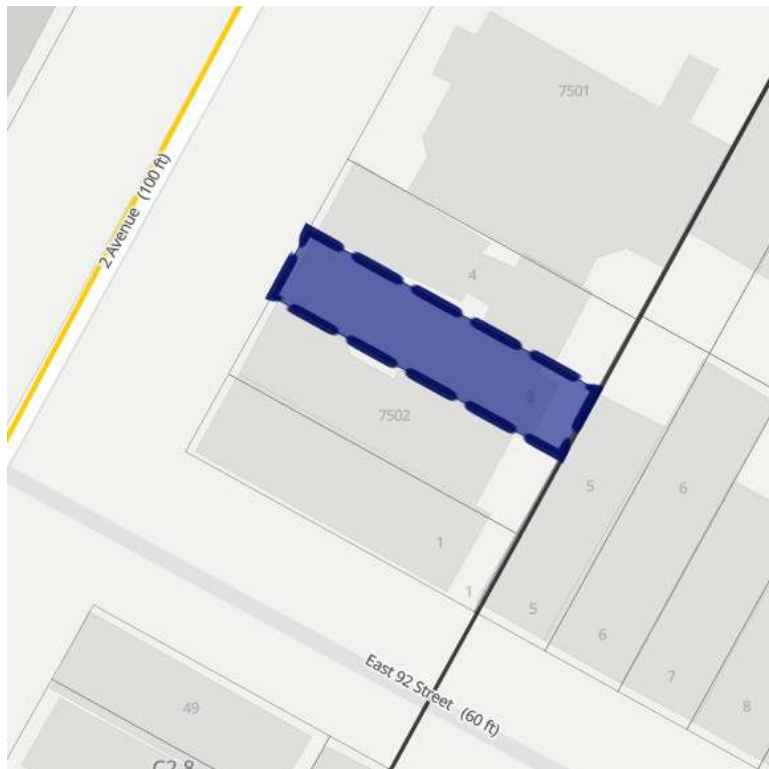


## PROPERTY OVERVIEW

**RIPCO REAL ESTATE** has been exclusively hired to handle the sale of **1770 2ND AVENUE** — situated in the Yorkville neighborhood of Manhattan.

A 2-story retail building consisting of 1 commercial unit across 5,000 SF, located in the Upper East Side in Manhattan.

Please reach out to the exclusive brokers with any questions about the opportunity.



## PROPERTY SUMMARY

### THE OFFERING

Address	1770 2nd Ave, New York, NY 10128
County	Manhattan
Location	Located on the east side of 2nd Avenue between East 92nd Street and East 93rd Street
Block(s)	1555
Lot(s)	3
Building Class	Multi-Story Retail Building (K2)

### PROPERTY INFORMATION

Lot Dimensions	25' x 100'
Lot SF	2,500 SF (approx.)
Building Dimensions	25' x 100'
Stories	2
Year Built / Last Altered	1920
Above Grade Gross SF	5,000 SF (approx.)
Below Grade Gross SF	2,500 SF (approx.)
Total Gross SF	7,500 SF (approx.)

### ZONING INFORMATION

Zoning	C2-8
Street Width	100'
Street Width Classification	Wide

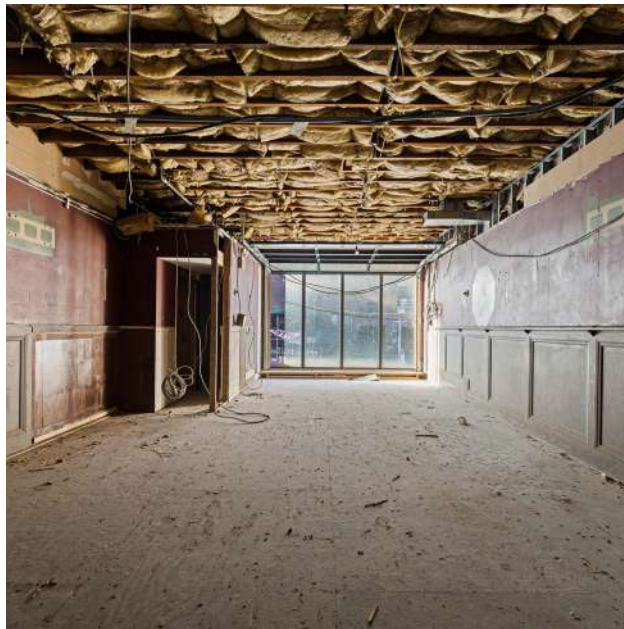
### NYC TAX INFORMATION

Assessment (24/25)	\$778,050
Tax Rate (24/25)	10.592%
Annual Property Tax (24/25)	\$82,411
Tax Class	4



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# PROPERTY PHOTOS



# REVENUE

<b>VACANT</b>	<b>PROJECTED</b>
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<b>UNIT</b>	<b>SF</b>	<b>PROJECTED BASE RENT / SF</b>	<b>PROJECTED ANNUAL RENT</b>	<b>PROJECTED MONTHLY RENT</b>
Ground Floor	2,500	\$125	\$312,500	\$26,042
2nd Floor	2,500	\$75	\$187,500	\$15,625
<b>TOTAL SF</b>	<b>5,000</b>		<b>GROSS MONTHLY COMMERCIAL REVENUE</b>	<b>\$41,667</b>
			<b>GROSS ANNUAL COMMERCIAL REVENUE</b>	<b>\$500,000</b>
			<b>AVERAGE RENT PER SF (GROSS)</b>	<b>\$100</b>

## INCOME & EXPENSES

COMMERCIAL REVENUE	GSF	\$ / SF	PROJECTED ANNUAL INCOME
Gross Annual Commercial Income	5,000	\$100.00	\$500,000
Less General Vacancy / Credit Loss (4.0%)		\$(4.00)	\$(20,000)
Effective Gross Annual Commercial Income		\$96.00	\$480,000

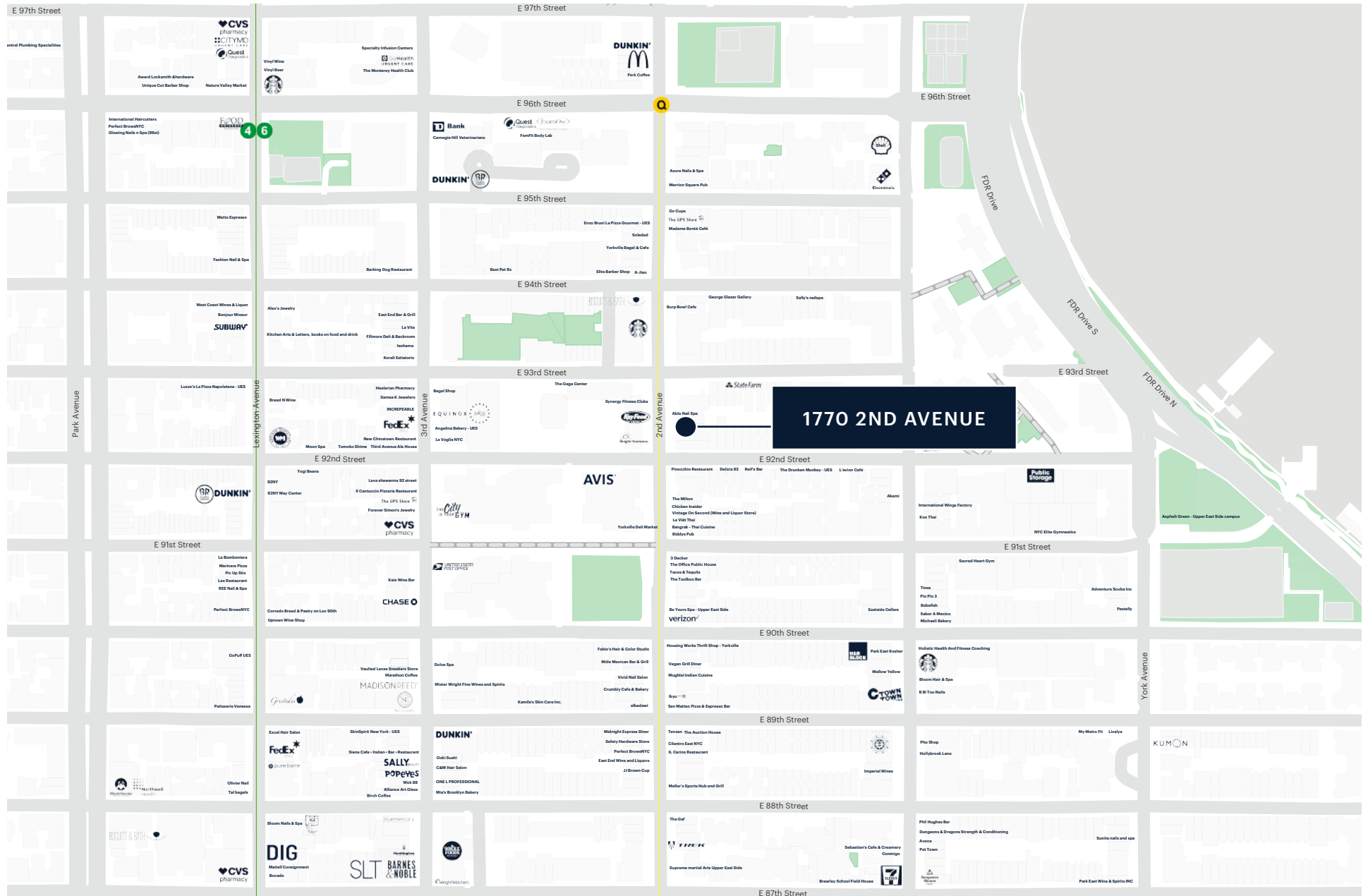
## PROJECTED EXPENSES

TYPE	PROJECTION	% OF EGI	\$ / SF	PROJECTED
Property Taxes	24/25 Estimate	17.17%	\$16.48	\$82,411
Insurance	\$1.00/ GSF	1.04%	\$1.00	\$5,000
Heat	Tenant Pays	--	--	\$-
Electric	Tenant Pays	--	--	\$-
Water & Sewer	Tenant Pays	--	--	\$-
Repairs & Maintenance	Tenant Pays	--	--	\$-
Management	3% of EGI:	3.00%	\$2.88	\$14,400
<b>TOTAL EXPENSES</b>		<b>21.21%</b>	<b>\$20.36</b>	<b>\$101,811</b>

<b>NET OPERATING INCOME</b>				<b>\$378,189</b>
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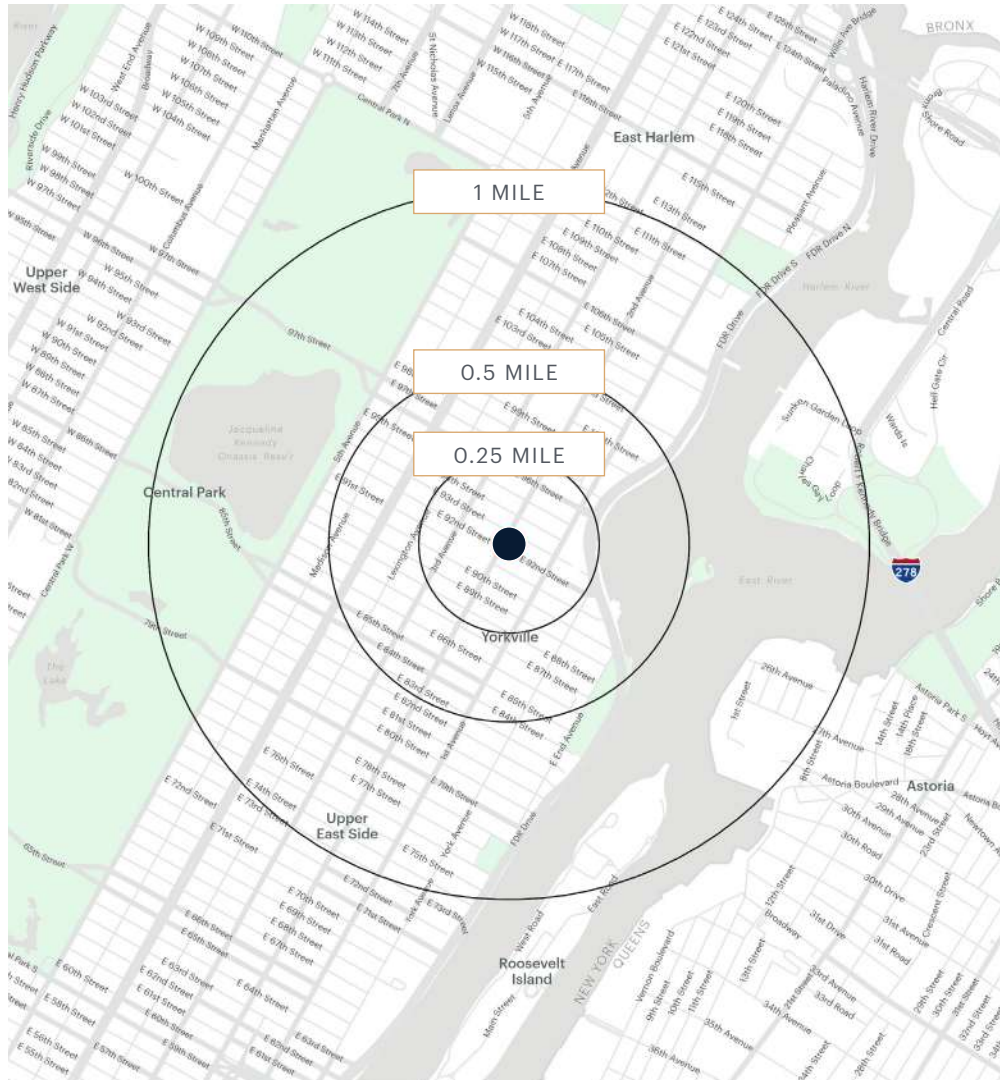
# RETAIL MAP





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# AREA DEMOGRAPHICS



	<b>.25 MILE</b>	<b>.5 MILES</b>	<b>1 MILES</b>
<b>POPULATION</b>	35,909	95,266	220,288
<b>NUMBER OF HOUSEHOLDS</b>	19,210	49,013	110,639
<b>AVERAGE HOUSEHOLD INCOME</b>	\$168,164	\$189,110	\$171,674
<b>MEDIAN HOUSEHOLD INCOME</b>	\$105,981	\$123,791	\$105,340
<b>COLLEGE GRADUATES</b>	20,392 46.9%	54,852 49.0%	115,374 42.4%
<b>TOTAL BUSINESSES</b>	1,055	3,334	8,852
<b>TOTAL EMPLOYEES</b>	13,398	40,609	134,122
<b>DAYTIME POPULATION</b>	27,929	81,954	235,723



# CONTACT EXCLUSIVE AGENTS

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