

1653-1655 MADISON AVE



PRIMUS REALTY GROUP



THE PROPERTY

- \$5,000,000
- .09AC Lot Size
- Redevelopment Project
- Proposed Use: Mixed Use
- 50' x 75' vacant lot
- R7-2, C1-5 zoning

PROPERTY FEATURES

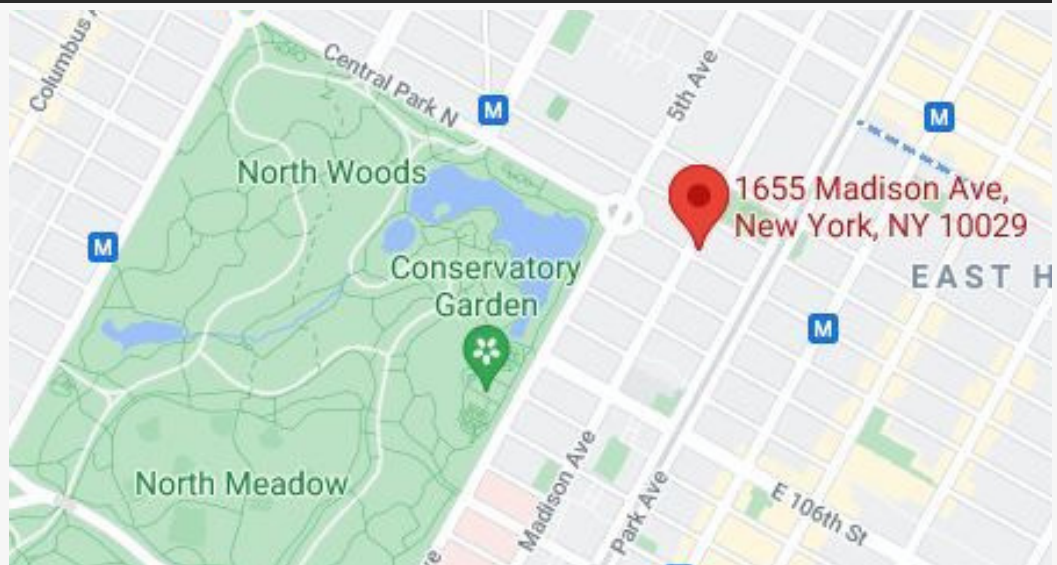
- Located between 110th Street and 111th Street on Madison Avenue
- Designed by Kurv Architecture, in 2016.
- Approved for a 22,000sqft Gross, 15,000sqft Net, 19-unit mixed-use condo

ANNA JI, BROKER

Anna Ji
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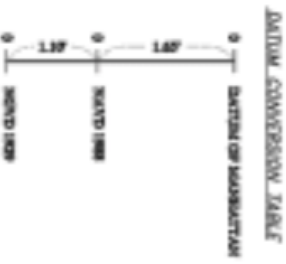
PRIMUS REALTY GROUP

7 Penn Plaza STE 830
New York, New York
10001





MADISON AVENUE



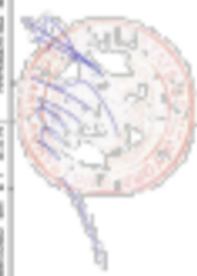
ARCHITECTURAL SURVEY

OF DESCRIBED PROPERTY


LOCATED AT:
BOROUGH OF MANHATTAN, COUNTY,
CITY AND STATE OF NEW YORK.

TAX DESIGNATION:
BLOCK 1616, LOT 24.

PREPARED BY: JUNE 16, 2014



Scale 1" = 15'



NOTES:

- 1) DIMENSIONS AND ESTIMATED SQUARE FEET ARE REFERRED TO THE NATIONAL ANGLEON SYSTEM, SHOW 1/8" PER 10'.
- 2) DIMENSIONS SHOWN HEREIN REFER TO THE TOP OF THE CURB UNLESS SHOWN OTHERWISE ON THE PROPERTY PLAN.
- 3) THE INFORMATION SHOWN ON THIS SURVEY PERTAINS TO SUBSTANTIAL LINES AND/OR SUBSTRUCTURES IS NOT COVERED AS TO ACCURACY OR COMPLETENESS.
- 4) NO UTILITY AND/OR SINKING INFORMATION FROM 3/4" SERIES AND SMALLER IS SHOWN ON THIS SURVEY. CONTACT WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO ANY CONSTRUCTION.
- 5) DIMENSIONS AND TYPES OF SURVEY POINTS SHOWN AS OBTAINED FROM THE RECORDS OF MANHATTAN SURVEY OPERATIONS, SERIES SURVEY AND NOT SURVEYED POINTS SHOWN OTHERWISE BY FIELD MEASUREMENTS.
- 6) USE OF SURVEY DATA SHOWN HEREIN IS OBTAINED FROM THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL, PLANNING AND CONSTRUCTION RECORDS ON FILE.
- 7) THE OWNER, CONTRACTOR AND/OR HIS AGENTS MUST VERIFY THE ACCURACY OF ALL DIMENSIONS AND/OR DISTANCES AT LEAST 75 FEET FROM THE SURVEY POINTS IN ACCORDANCE WITH RECORDING CODE SECTION 25.07.
- 8) THIS IS TO CERTIFY THAT THERE ARE NO CONFLICTS WITH ANY RECORDS OF MANHATTAN SURVEY OPERATIONS, SERIES SURVEY AND NOT SURVEYED POINTS SHOWN OTHERWISE BY FIELD MEASUREMENTS.

THE EXISTENCE OF ROOF OR WALL AND/OR EXISTENCES OF RECORDS, IF ANY, NOT SHOWN ARE NOT COVERED.

NO PART OF THIS SURVEY SHALL BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS PREPARED AND FOR WHICH IT WAS INTENDED. NO PART OF THIS SURVEY SHALL BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS PREPARED AND FOR WHICH IT WAS INTENDED. NO PART OF THIS SURVEY SHALL BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS PREPARED AND FOR WHICH IT WAS INTENDED.

LEONARD J. STRANSBERG AND ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS, P.C.
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