



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Sale



# Turn Key Commercial Building For Sale

3,770 SF • 4 Units

2307 Adam Clayton Powell Junior Boulevard • New York • NY

For Pricing **\$1,350,000**

**Shlomi Bagdadi**  
📞 718.437.6100  
sb@tristatecr.com

**Jack Sardar**  
📞 718.437.6100 x106  
jack.s@tristatecr.com



## Location Overview

Located in the vibrant and historic neighborhood of Harlem W 135th St & W 136th St, the property offers investors an exciting opportunity in a prime New York location. The area is rich in cultural landmarks, including the Apollo Theater, Sylvia's Restaurant, and the Studio Museum in Harlem.

Nearest Transit: Steps from the 2, 3, B, & C trains and the M2, M7, & M102 bus lines. A few blocks away from the Madison Ave bridge and FDR.

Nearby tenants include Popeyes Louisiana Kitchen, Art 2 Ink Studio, PROOF Coffee Roasters, Behind the Book, Harlem Hops, Harlem Cafe, Renaissance Harlem, Bill's Place, Dunkin', McDonald's, Musette Wine Bar, Tex's Chicken & Burgers, Food Dynasty Supermarkets, KFC, CTown Supermarkets, Raising Cane's Chicken Fingers, Chipotle Mexican Grill, Whole Foods Market, Marshalls, Bath & Body Works, and more!

## Main Highlights

- ▶ 4 commercial units
- ▶ Can be delivered vacant
- ▶ Current NOI approx 95K
- ▶ Projected NOI approx 133k
- ▶ Building Size: 3,700 SF
- ▶ Lot Size: 1,275 SF



**3,770 SF**

Total Building Size



**1,272 SF**

Lot Size



**4**

Number of Units





**R7-2, C1-4**

Zoning

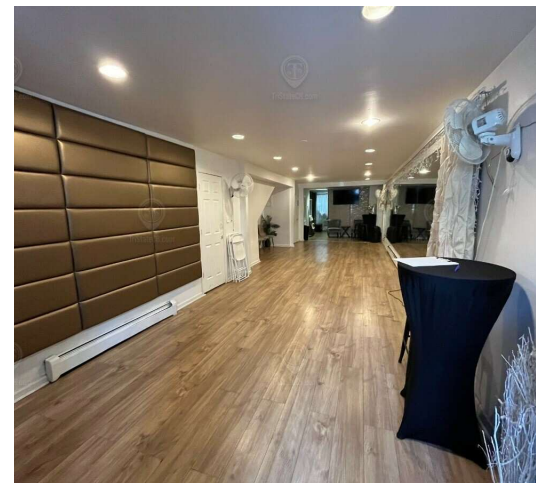
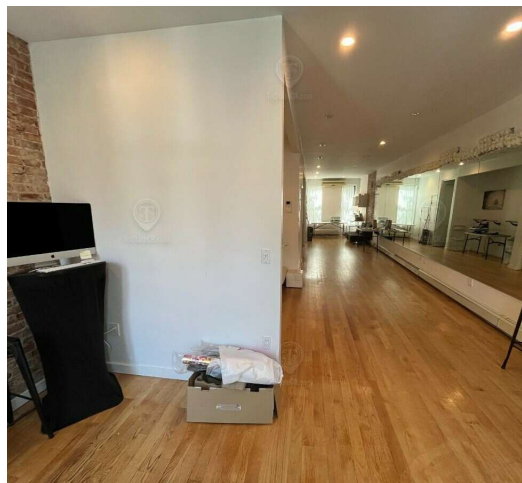
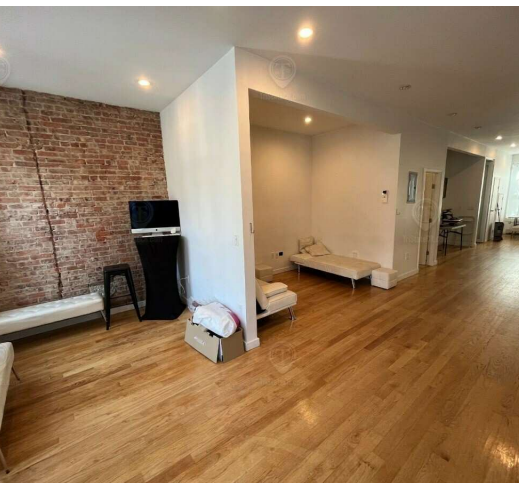
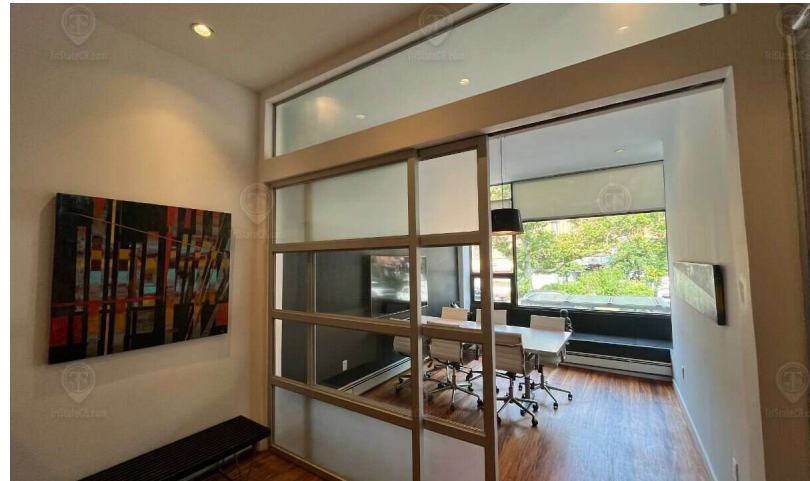
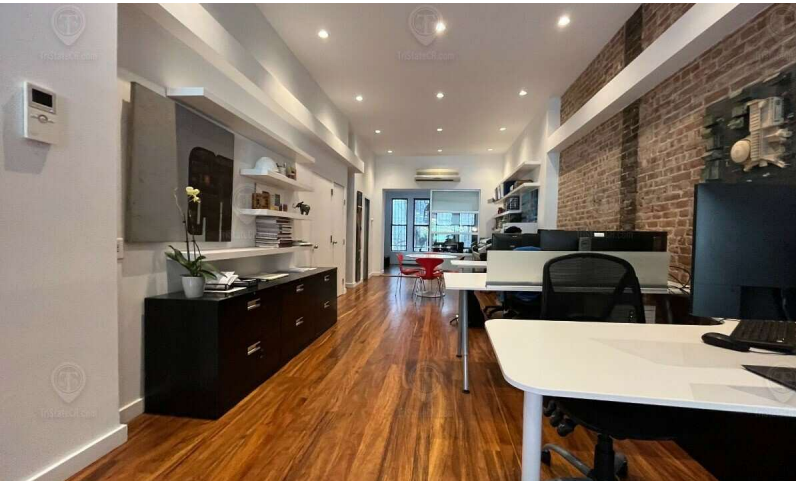
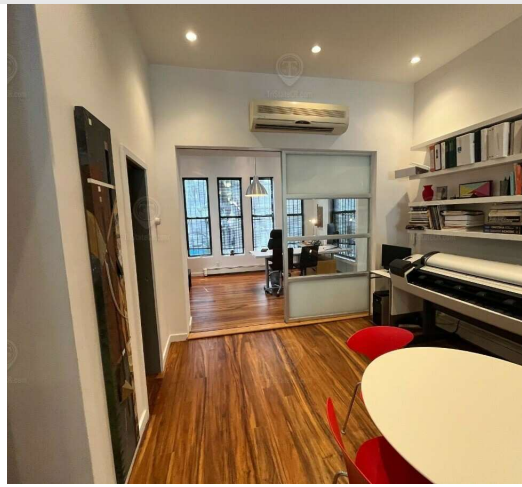
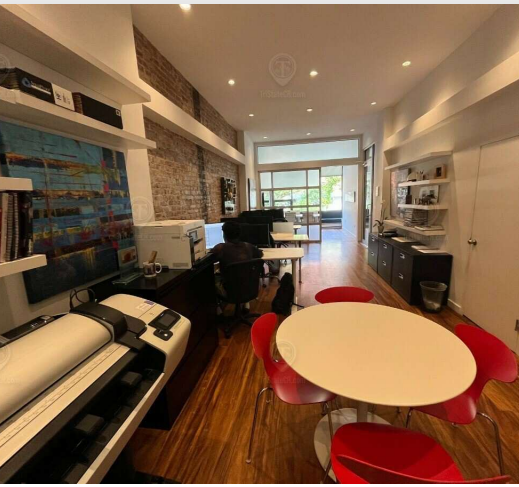
FOR SALE • 4 Units • 3,770 SF • For Pricing

**\$1,350,000**

**Shlomi Bagdadi**  
 718.437.6100  
 sb@tristatecr.com

**Jack Sardar**  
 718.437.6100 x106  
 jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



FOR SALE • 4 Units • 3,770 SF • For Pricing

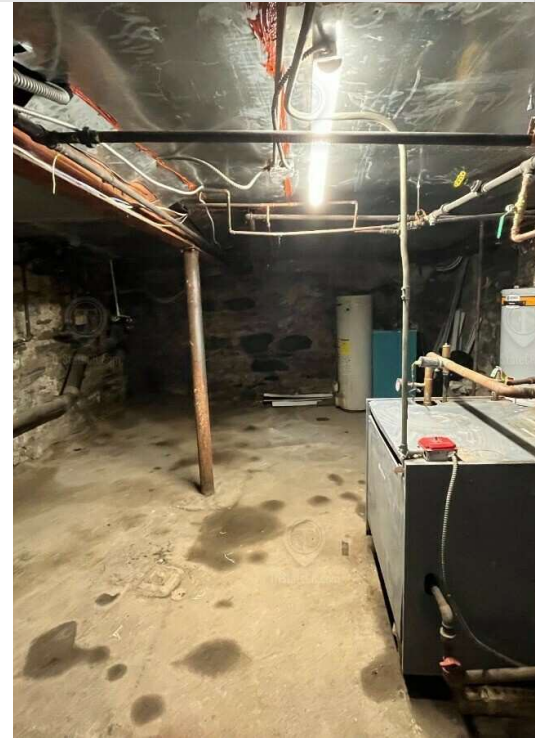
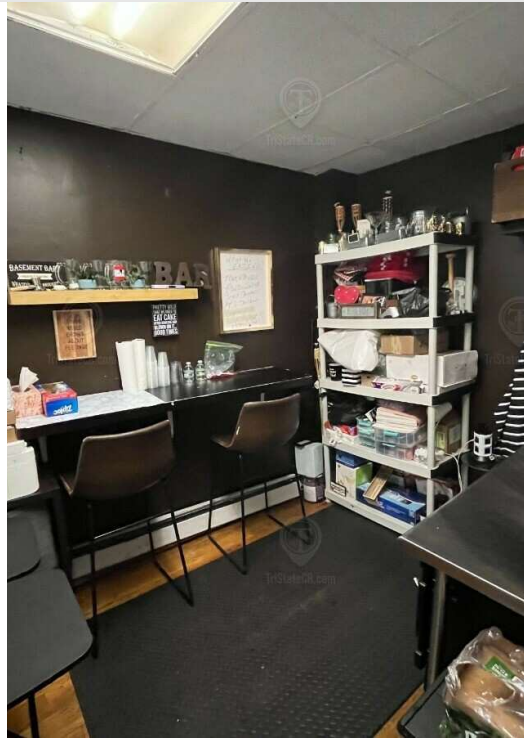
**\$1,350,000**

**Shlomi Bagdadi**  
 ☎ 718.437.6100  
 sb@tristatecr.com

**Jack Sardar**  
 ☎ 718.437.6100 x106  
 jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

2307 Adam Clayton Powell Junior Boulevard, New York, NY 10030



FOR SALE • 4 Units • 3,770 SF • For Pricing

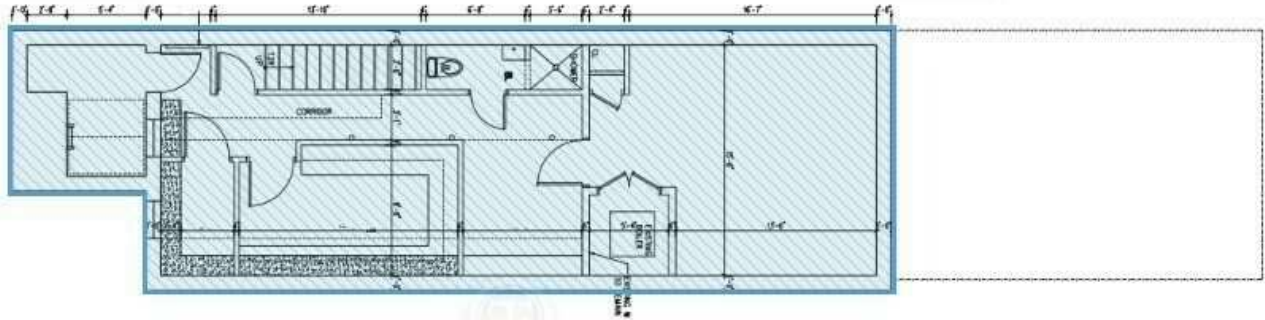
**\$1,350,000**

**Shlomi Bagdadi**  
📞 718.437.6100  
sb@tristatecr.com

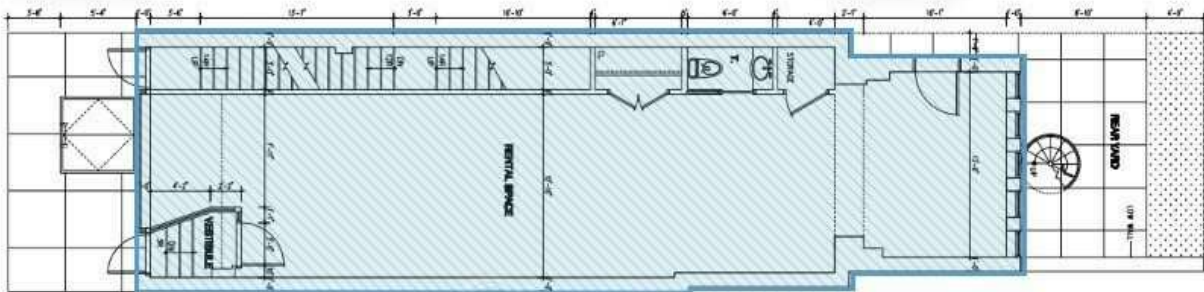
**Jack Sardar**  
📞 718.437.6100 x106  
jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

2307 Adam Clayton Powell Junior Boulevard, New York, NY 10030



## 2307 ADAM CLAYTON POWELL JUNIOR BOULEVARD LOWER LEVEL



## 2307 ADAM CLAYTON POWELL JUNIOR BOULEVARD GROUND FLOOR

FOR SALE • 4 Units • 3,770 SF • For Pricing

**\$1,350,000**

**Shlomi Bagdadi**  
📞 718.437.6100  
sb@tristatecr.com

**Jack Sardar**  
📞 718.437.6100 x106  
jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

2307 Adam Clayton Powell Junior Boulevard, New York, NY 10030



## 2307 ADAM CLAYTON POWELL JUNIOR BOULEVARD 2ND FLOOR



## 2307 ADAM CLAYTON POWELL JUNIOR BOULEVARD 3RD FLOOR

FOR SALE • 4 Units • 3,770 SF • For Pricing

**\$1,350,000**

**Shlomi Bagdadi**  
 ☎ 718.437.6100  
 sb@tristatecr.com

**Jack Sardar**  
 ☎ 718.437.6100 x106  
 jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

# Income Statement Summary

2307 Adam Clayton Powell Junior Boulevard, New York, NY 10030

## Income Statement Summary

Rent Roll Breakdown as of 08/01/2024

| Tenant              | Unit #    | Sq Ft        | Lease Term |         | Actual Base Rent |                  |                | Projected Base Rent |                  |                |
|---------------------|-----------|--------------|------------|---------|------------------|------------------|----------------|---------------------|------------------|----------------|
|                     |           |              | From Date  | To Date | Per Mo.          | Per Yr.          | Per SF         | Per Mo.             | Per Yr.          | Per SF         |
| Dance Studio        | Ground    | 930          | MTM        | MTM     | \$3,165          | \$37,980         | \$40.84        | \$4,500             | \$54,000         | \$58.06        |
| Architechure Office | 2nd Floor | 925          | MTM        | MTM     | \$3,500          | \$42,000         | \$45.41        | \$3,950             | \$47,400         | \$51.24        |
| Vacant              | 3rd Floor | 763          |            |         |                  |                  | \$0.00         | \$3,600             | \$43,200         |                |
| Apartment           | 4th Floor | 760          | MTM        | MTM     | \$2,230          | \$26,760         | \$35.21        | \$3,000             | \$36,000         | \$47.37        |
|                     |           |              |            |         |                  | \$0              |                |                     | \$0              |                |
| <b>Totals</b>       |           | <b>3,378</b> |            |         | <b>\$8,895</b>   | <b>\$106,740</b> | <b>\$31.60</b> | <b>\$15,050</b>     | <b>\$180,600</b> | <b>\$53.46</b> |

### Actual Revenues:

|                      |              |
|----------------------|--------------|
| Actual Base Rent     | \$106,740.00 |
| Misc property income | \$0.00       |

### Projected Revenues:

|                      |              |
|----------------------|--------------|
| Projected Base Rent  | \$180,600.00 |
| Misc property income | \$0.00       |

**Total Revenues \$106,740**

**Total Projected Revenues \$180,600**

### Operating Expenses

|                       |                 |
|-----------------------|-----------------|
| Insurance             | \$4,500         |
| Electric              | \$450           |
| Real Estate Taxes     | \$40,000        |
| Water                 | \$1,450         |
| Management            | SELF            |
| Repairs               | \$925           |
| <b>Total Expenses</b> | <b>\$47,325</b> |

**Net Actual Operating Income \$59,415**

**Net Projected Operating Income \$133,275**

FOR SALE • 4 Units • 3,770 SF • For Pricing

**\$1,350,000**

**Shlomi Bagdadi**  
 📞 718.437.6100  
 sb@tristatecr.com

**Jack Sardar**  
 📞 718.437.6100 x106  
 jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Form—244-1923 Certificate of Occupancy

BA-2037-23-L

**BUREAU OF BUILDINGS  
BOROUGH OF MANHATTAN, CITY OF NEW YORK**

**NYC CERTIFICATE OF OCCUPANCY No.**

**192<sub>3</sub>**

Supersedes Certificate of Occupancy No.

To the owner or owners of the building: New York **Oct. 6** 192<sub>3</sub>.

THIS CERTIFIES that the building located on Block **1320**, Lot **3**  
known as **2307 Seventh Avenue**

under a permit, Application No. **371 12036** **630 A.L.C. of 1923**, conforms to the approved plans and specifications accompanying said permit and any approved amendments thereto, and to the requirements of the building code and all other laws and ordinances and to the rules and regulations of the board of standards and appeals, applicable to a building of its class and kind, except that in the case of a building heretofore existing and for which no previous certificate of occupancy has been issued and which has not been altered or converted since March 14, 1916, to a use that changed its classification as defined in the building code, this certificate confirms and continues the existing uses to which the building has been put; and

CERTIFIES FURTHER that the building is of **non-fireproof** construction within the meaning of the building code and may be used and occupied as a **business residence** building as hereinafter qualified, in a **business** district under the building zone resolution, subject to all the privileges, requirements, limitations, and conditions prescribed by law or as hereinafter specified.

| STORY            | LIVE LOADS<br>Lbs. per Sq. Ft. | PERSONS ACCOMMODATED |        |       | USE             |
|------------------|--------------------------------|----------------------|--------|-------|-----------------|
|                  |                                | MALE                 | FEMALE | TOTAL |                 |
| Cellar           |                                |                      |        |       | Storage         |
| Basement         | 120                            |                      |        | 2     | Store           |
| 1st Floor        | 120                            |                      |        | 2     | Doctor's office |
| 2nd & 3rd Floors | 40 on each floor               |                      |        |       | Dwelling        |

FOR SALE • 4 Units • 3,770 SF • For Pricing

**\$1,350,000**

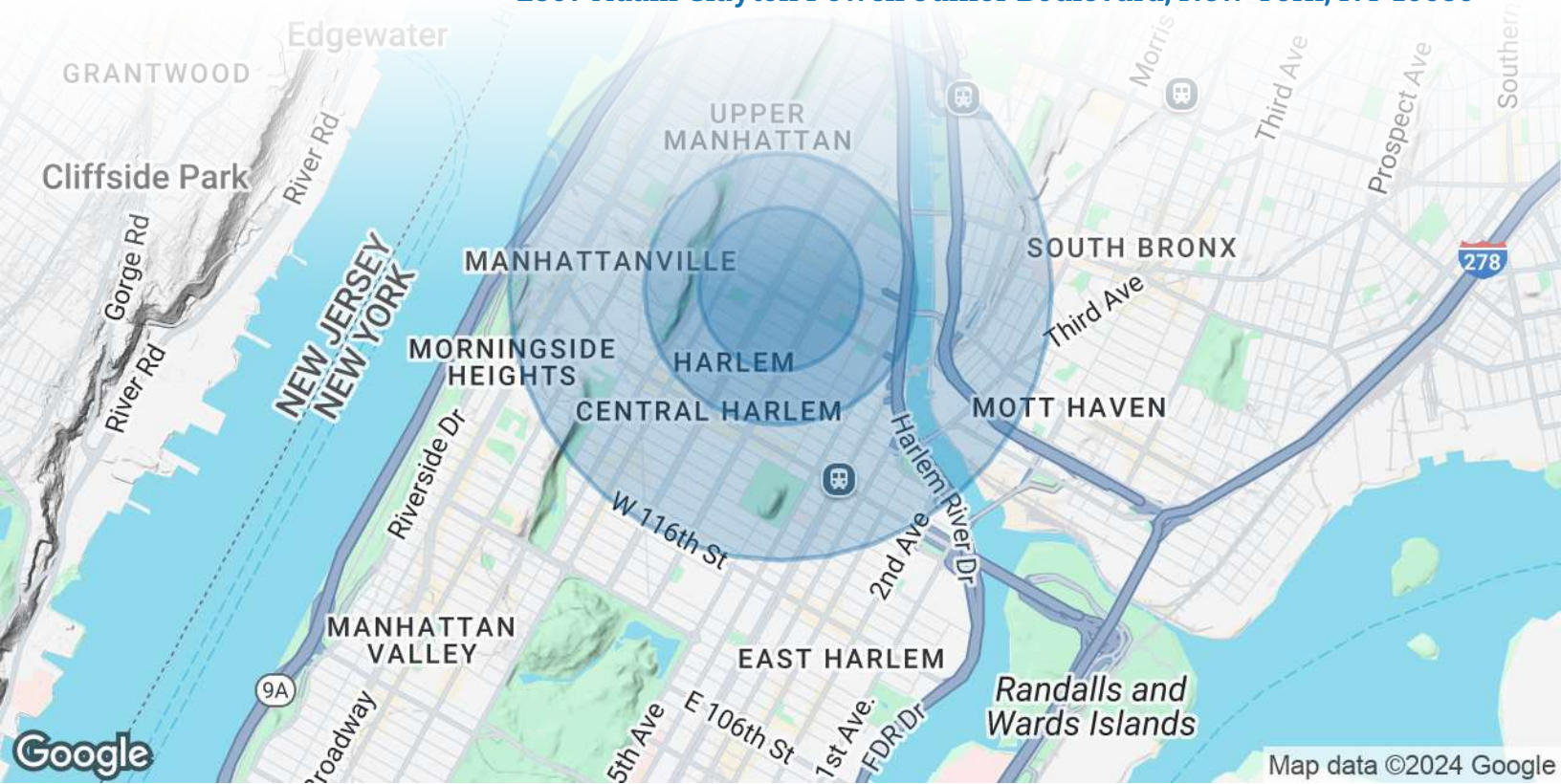
**Shlomi Bagdadi**  
☎ 718.437.6100  
sb@tristatecr.com

**Jack Sardar**  
☎ 718.437.6100 x106  
jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



2307 Adam Clayton Powell Junior Boulevard, New York, NY 10030



| POPULATION           | 0.3 MILES   | 0.5 MILES | 1 MILE    |
|----------------------|-------------|-----------|-----------|
| Total Population     | 15,370      | 59,171    | 197,809   |
| Average Age          | 41          | 40        | 40        |
| Average Age (Male)   | 40          | 38        | 38        |
| Average Age (Female) | 41          | 41        | 41        |
| HOUSEHOLDS & INCOME  | 0.3 MILES   | 0.5 MILES | 1 MILE    |
| Total Households     | 7,072       | 26,314    | 84,027    |
| # of Persons per HH  | 2.2         | 2.2       | 2.4       |
| Average HH Income    | \$92,303    | \$78,670  | \$85,112  |
| Average House Value  | \$1,021,819 | \$923,203 | \$921,398 |



**197,809**

People within 1 Mile




**\$85,112**

Avg Household Income

FOR SALE • 4 Units • 3,770 SF • For Pricing

**\$1,350,000**

**Shlomi Bagdadi**  
 718.437.6100  
 sb@tristatecr.com

**Jack Sardar**  
 718.437.6100 x106  
 jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



# Subway Map

2307 Adam Clayton Powell Junior Boulevard, New York, NY 10030



FOR SALE • 4 Units • 3,770 SF • For Pricing

**\$1,350,000**

**Shlomi Bagdadi**  
 ☎ 718.437.6100  
 sb@tristatecr.com

**Jack Sardar**  
 ☎ 718.437.6100 x106  
 jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

For Sale



TriStateCR.com

3,770 SF | 2307 Adam Clayton  
Powell Junior Boulevard | Turn Key  
Commercial Building For Sale

4 Units • 3,770 SF • For Pricing **\$1,350,000**

2307 Adam Clayton Powell Junior Boulevard • New York • NY

**Shlomi Bagdadi**  
☎ 718.437.6100  
sb@tristatecr.com

**Jack Sardar**  
☎ 718.437.6100 x106  
jack.s@tristatecr.com

