

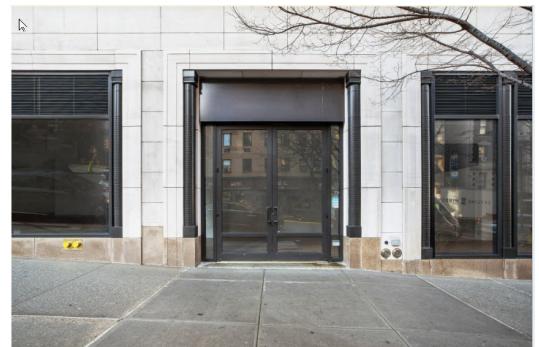


## Madison Avenue Retail Condo

- Fully occupied retail condominiums leased to Bank of America and Van Leeuwen Ice Cream
- 93' of frontage on Madison Avenue and 27'.5" of frontage on East 96th Street
- Ceiling height range from 14 feet to 18 feet

**For Sale**  
1,942 sq ft

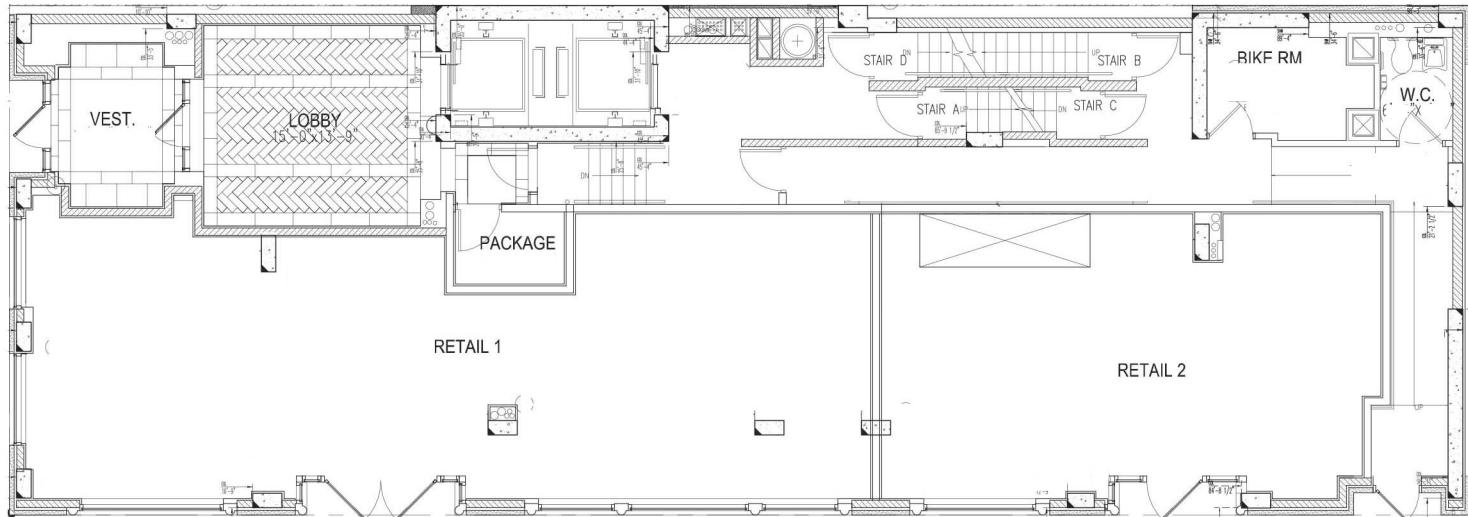
Price Available Upon Request



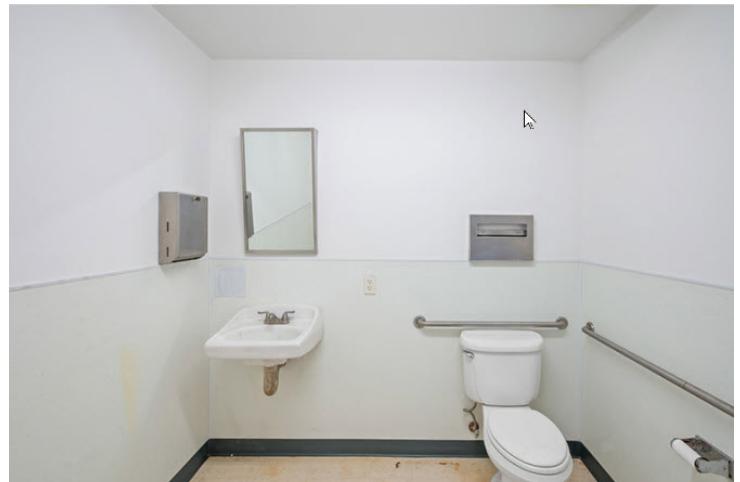
**Jamison** Commercial RE  
New York City

**1380**  
Madison Avenue

## Floor Plan



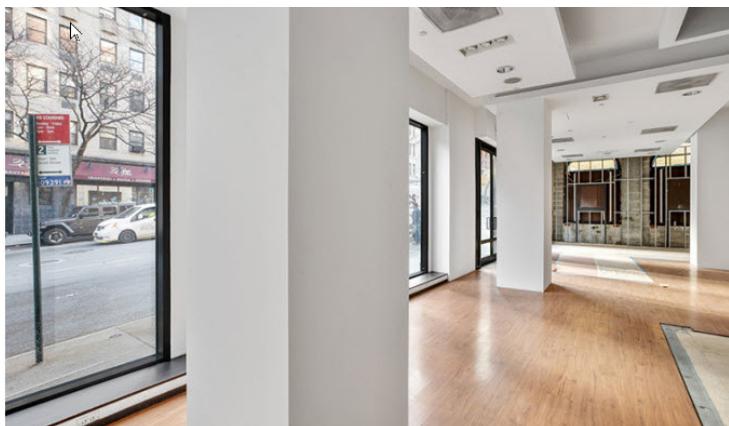
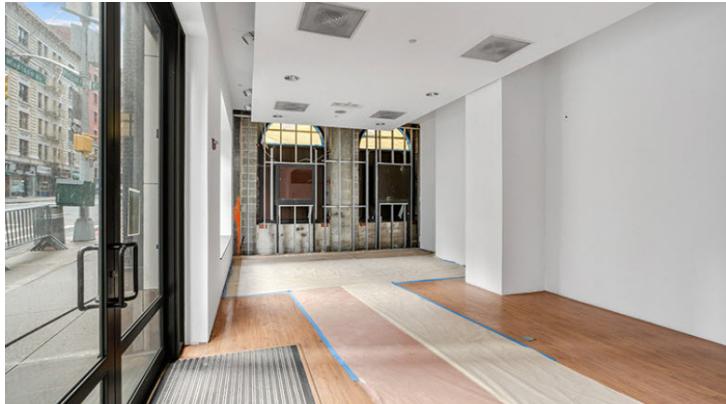
Madison Avenue



Jamison Weiner

646-245-3254

jweiner@Jamisoncommercialre.com



## Projected Income and Expenses 2026

**Income:**  
\$351,000 per annum in base rent  
\$55,000 in additional rent  
\$406,000 total income

**Expenses:**  
\$160,000 in expenses (real estate taxes, CAM, and insurance)

**\$246,000 NOI**