



## 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

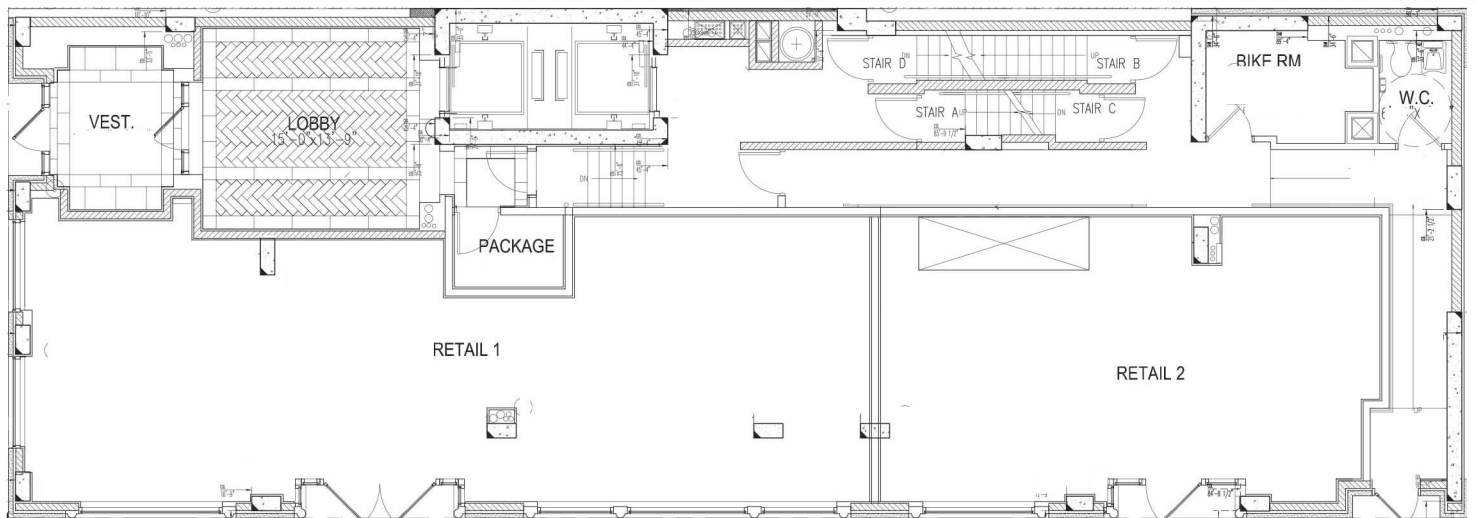
**For Sale**

**1,942 sq ft**

Price Available Upon Request

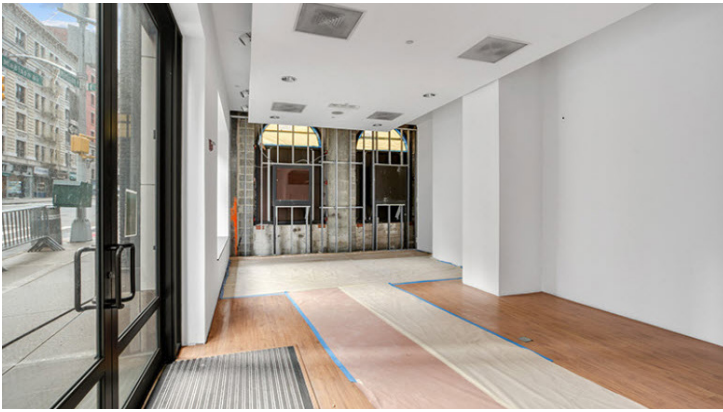


## Floor Plan



Madison Avenue





## Projected Income and Expenses 2026

### Income:

\$351,000 per annum in base rent

\$55,000 in additional rent

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\$406,000 total income

### Expenses:

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

**\$246,000 NOI**