7-9 HILLSIDE AVE, NEW YORK, NY 10040

EXCLUSIVE OFFERING MEMORANDUM

NNN Covered Land Play with Future Development Potential

IPRG

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FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

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INVESTMENT PRICING

7-9 HILLSIDE AVENUE

OFFERING PRICE

$1,200,000

INVESTMENT HIGHLIGHTS

2,500 Approx. SF	R7-2 Zoning	8,600 Approx. Buildable SF	1 Retail Space Units
$480 Price/SF	3.44 FAR	$140 Price/Buildable SF	6.90% Current Cap Rate

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PROPERTY INFORMATION

7-9 HILLSIDE AVENUE

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NNN COVERED LAND PLAY WITH FUTURE DEVELOPMENT POTENTIAL **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 7-9 Hillside Avenue, a 2,500-square-foot, single-story commercial building located in the Fort George section of Upper Manhattan, just off Broadway.

The property is fully occupied under a triple-net (NNN) lease through March 2031, providing investors with stable in-place cash flow and minimal landlord responsibilities. In addition to the current income, the property offers significant long-term upside with substantial unused development rights.

HIGHLIGHTS

- **NNN Lease Through March 2031** – Tenant is responsible for 100% of real estate taxes, utilities and water.
- **3% Annual Rent Increases** beginning in Year 3.
- **R7-2 Zoning** | ~ 8,600 buildable SF (as-of-right) & 12,525 buildable SF (city-of-yes)
- **Development Rights Preserved During Lease Term** – Lease permits ownership to develop, enlarge or vertically expand the existing building, including adding floors or converting the property to mixed-use, without tenant consent.

BUILDING INFORMATION

ADDRESS	7-9 Hillside Avenue
BLOCK & LOT	2170-104
NEIGHBORHOOD	Fort George
CROSS STREETS	Southside of Hillside Avenue off of Broadway
BUILDING DIMENSIONS	25′ x 100′
BUILDING SF	2,500
LOT DIMENSIONS	25′ x 100′
LOT SF	2,500
ZONING	R7-2
FAR	3.44 Residential
BUILDABLE SF	8,600
TENTATIVE ASSESSMENT (26/27)	$205,020
TAX CLASS	Tax Class 4
TAX RATE	10.762%
TAXES (26/27)	$22,064
NOI	$82,800

TAX MAP

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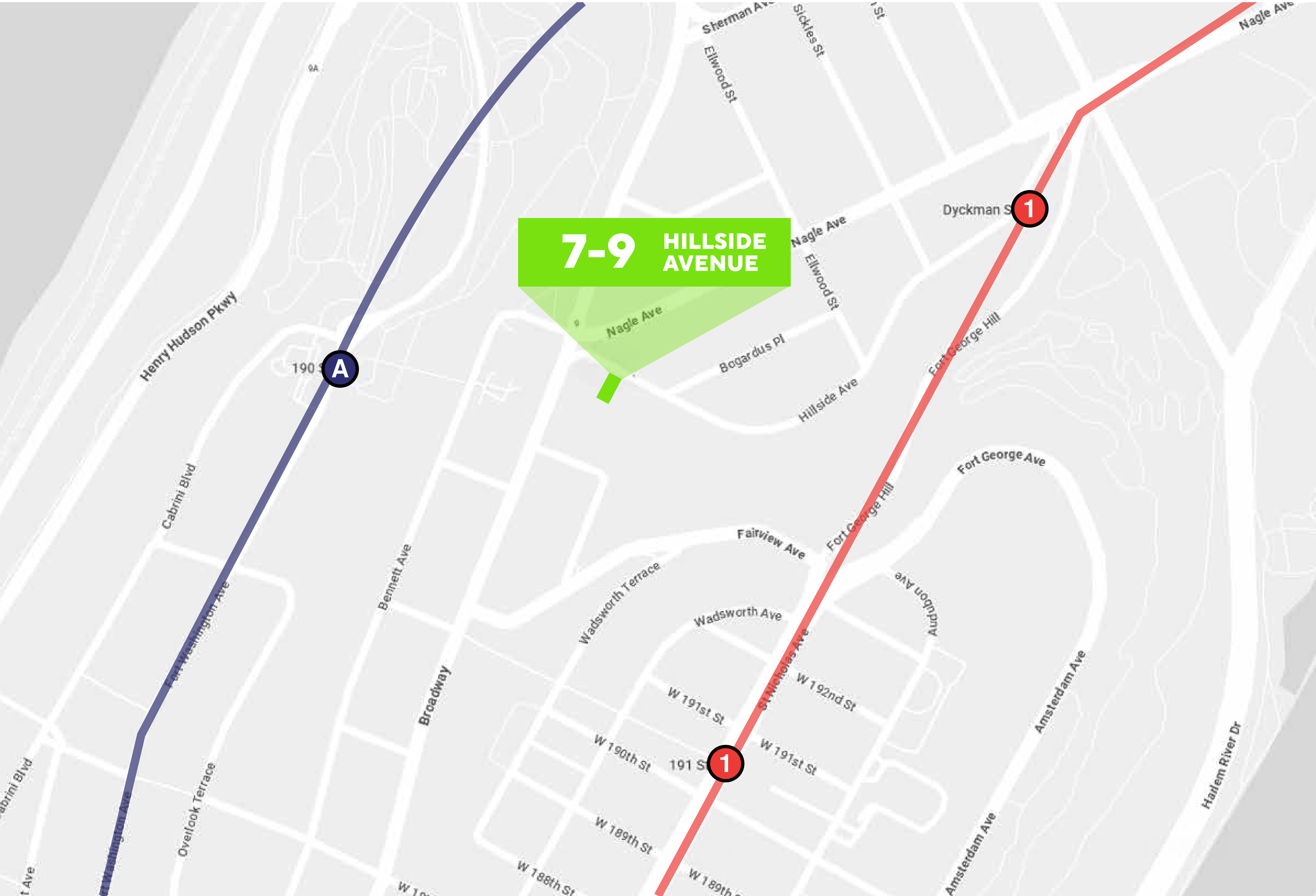
PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS

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