

1944 MADISON AVENUE

AKA 28 EAST 125TH STREET



23,975 SF MIXED-USE ELEVATOR BUILDING
EAST HARLEM, NEW YORK

 **CUSHMAN &
WAKEFIELD**

1944 MADISON AVENUE

AKA 28 EAST 125TH STREET

FOR SALE INFORMATION PLEASE CONTACT

Jonathan Squires

Managing Director
212.660.7775
Jonathan.Squires@cushwake.com

Joshua Neustadter

Director
212.660.7739
Josh.Neustadter@cushwake.com

Austin Weiner

Senior Associate
212.660.7786
Austin.Weiner@cushwake.com

Kieran Baker

Associate
212.841.7918
kieran.baker@cushwake.com

Jeremy Stern

Associate
212.389.6734
Jeremy.Stern@cushwake.com



1944 MADISON AVENUE

AKA 28 EAST 125TH STREET



FINANCIAL SUMMARY

Gross Annual Revenue:	\$849,888
Total Expense & Vacancy Loss:	\$244,021
Net Operating Income:	\$571,413






EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to exclusively present the sale of 1944 Madison Avenue, a 23,975 SF, five-story mixed-use elevator building located on a prime corner of Harlem's core 125th Street retail corridor in East Harlem, Manhattan. The property benefits from exceptional corner visibility, strong frontage, and sustained pedestrian traffic along one of Upper Manhattan's most established commercial thoroughfares.

1944 Madison Avenue consists of 13 residential units and 5 street-level commercial units, with all retail spaces fully leased and positioned to capitalize on 125th Street's continuous retail demand. The residential component includes five free-market units and eight rent-stabilized units, comprised of one 3-bedroom, eleven 4-bedroom, and one 5-bedroom apartment. One residential unit is currently vacant.

The asset is further enhanced by excellent transit connectivity, located two blocks from the Harlem-125th Street station serviced by the 4, 5, and 6 lines, steps from the 125th Street station serviced by the 2 and 3 lines, and one block from the Harlem-125th Street Metro-North station, offering direct access to Midtown Manhattan and the broader region. Convenient vehicular access is provided via the nearby Harlem River Drive.

HIGHLIGHTS

-  5-Story, Mixed-Use Elevator Building along 125th Street
-  99% Occupied
-  Located in Strong Commercial Corridor Along 125th Street
-  Proximity to 2, 3 and 4, 5, 6 Subway Lines
-  Easy Access to the 125th Street Metro North Station

PROPERTY INFORMATION

Address:	1944 Madison Avenue New York, NY 10035
Submarket:	East Harlem
Alternate Addresses:	28-34 East 125th Street
Block & Lot:	1749-56
Lot Dimensions:	57.5' x 100.92' Irregular
Lot SF:	5,803 SF (approx.)

BUILDING INFORMATION

Property Type:	Mixed-Use Elevator
Building Dimensions:	57' x 92' Irregular
Stories:	5
Total Gross SF:	23,975 SF (approx.)
Residential Units:	13
Commercial Units:	5
Total Units:	18
Gross Residential SF:	19,216 SF (approx.)
Net Residential SF:	16,334 SF (approx.) 15% loss factor
Avg. Net Unit SF:	1,256 SF (approx.)
Above Grade Commercial SF:	4,759 SF (approx.)

ZONING INFORMATION

Zoning:	C4-4A (R7A)
----------------	-------------

NYC FINANCIAL INFORMATION (26/27 NOPV)

Total Assessment:	\$801,540
Annual Property Tax:	\$99,704
Tax Class:	2
Tax Rate:	12.439% *Property Tax Rate for Tax Year 2026

TAX MAP



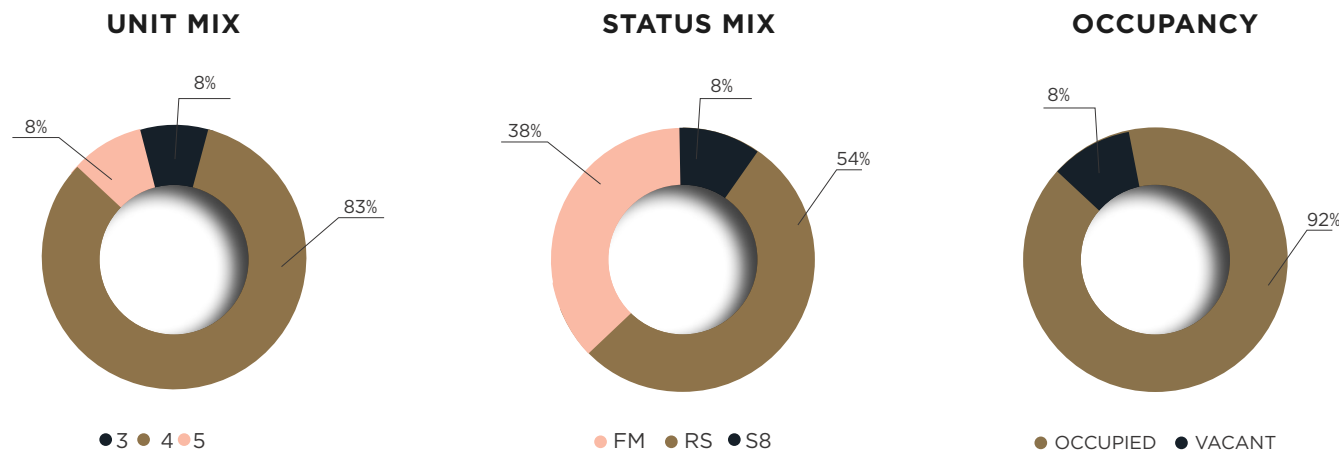
RESIDENTIAL REVENUE

Unit	Beds	Baths	Status	Exp.	Legal Rent	Monthly Rent
1S	3	2	FM	Sep-26	\$4,050	\$4,050
2E	4	1	FM	Jun-26	\$3,850	\$3,850
2S	4	1	RS	Nov-27	\$2,431	\$2,431
2W	4	1	RS	Feb-26	\$1,650	\$1,650
3E*	4	1	S8	Oct-27	\$998	\$998
3S	4	1	RS	Vacant	\$1,951	\$1,951
3W	4	2	FM	May-26	\$3,800	\$3,800
4E	4	1	RS	May-27	\$1,692	\$1,692
4S	4	1	FM	May-26	\$3,900	\$3,900
4W	4	1	RS	Nov-27	\$1,726	\$1,726
5E	5	1	RS	May-27	\$1,299	\$1,299
5S	4	1	RS	Nov-26	\$2,455	\$2,455
5W	4	1	FM	May-26	\$3,700	\$3,700
Monthly Total	52	15			\$33,502	\$33,502
Annual Total					\$402,021	\$402,021
Average Rent per SF (Above Grade):						\$2,577
Total Gross Monthly Revenue:						\$25

COMMERCIAL REVENUE

Unit	Tenant	Lease Exp.	Base Rent	Monthly Recovery	Monthly Rent
BSMTRT	LL Event Venue & Suites LLC	Nov-33	\$8,752	\$74	\$8,826
STORE 1	TIMAJOLI INC	Jan-34	\$6,438	\$14	\$6,451
STORE 3	UPS D/B/A Five Cees Asset Group Inc.	Oct-29	\$6,938	\$422	\$7,360
STORE 4	Abdelnasser Nofal	Mar-30	\$6,200	\$201	\$6,401
STORE 5	N3xtflx and Grill	Jul-32	\$8,240	\$44	\$8,284
Monthly Total			\$36,568	\$754	\$37,322
Annual Total			\$438,814	\$9,053	\$447,867
Average Rent per SF (Above Grade): \$94					
Total Gross Monthly Revenue:					\$70,824
Total Gross Annual Revenue:					\$849,888

RESIDENTIAL BREAKDOWN



INCOME & EXPENSES ANALYSIS

Residential Revenue	NSF	\$ / SF	Annual Income
Gross Annual Income	16,334	\$24.61	\$402,021
Less General Vacancy / Credit Loss (3.0%)		\$0.74	\$12,061
Effective Gross Annual Income		\$23.87	\$389,960

Commercial Revenue	SF	\$ / SF	Annual Income
Gross Annual Income	4,759	\$94.11	\$447,867
Less General Vacancy / Credit Loss (5.0%)		\$4.71	\$22,393
Effective Gross Annual Income		\$89.40	\$425,474

Total Revenue	Annual Income
Total Gross Annual Income	\$849,888
Less Total General Vacancy / Credit Loss	\$34,454
Effective Gross Annual Income	\$815,434

Projected Operating Expenses	% of EGI	\$ / Unit	\$ / SF	Projected
Property Taxes	Actual	12.2%	\$4.16	\$99,704
Water and Sewer	\$1,100/ Resi. Unit	1.8%	\$0.60	\$14,300
Insurance	\$1,300/ Resi. Unit	2.1%	\$0.70	\$16,900
Fuel	\$1.65/ GSF	4.9%	\$1.65	\$39,559
Electric (Common Areas)	\$0.35/ GSF	1.0%	\$0.35	\$8,391
Elevator Maintenance	\$6,500/ Elevator	0.8%	\$0.27	\$6,500
Repairs & Maintenance	\$600/ Resi. Unit	1.0%	\$0.33	\$7,800
Cleaning	\$500/ Month	0.7%	\$0.25	\$6,000
General & Administrative	\$250/ Resi. Unit	0.4%	\$0.14	\$3,250
Super / Payroll	\$750/ Month	1.1%	\$0.38	\$9,000
Management Fee	4.0% / EGI	4.0%	\$1.36	\$32,617
Total Expenses		29.9%		\$244,021

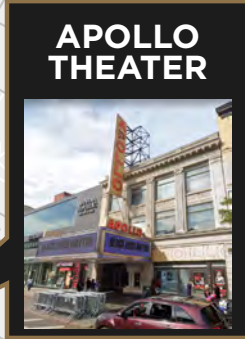
Net Operating Income	\$571,413
-----------------------------	------------------

INTERIOR PHOTOS



MAJOR EMPLOYERS / DEMAND DRIVERS

#	COMPANY NAME
1	Columbia Zuckerman Institute
2	Columbia University
3	St. Luke's-Roosevelt Hospital Center
4	NYC Human Resources Administration
5	United States Postal Service
6	New York State Office of Children & Family Service
7	National Aeronautics and Space Administration
8	K&R Realty Management Inc.
9	Institute for Family Health
10	New York State Department of Labor
11	City University of New York
12	MMBB Financial Services
13	The Children's Aid Society
14	NYSARC
15	Association to Benefit Children
16	The Center for Urban Community Services
17	Fresenius Medical Care
18	Social Security Office
19	College Of New Rochelle Rosa Parks Campus
20	The Bowery Mission



1 MINUTE WALK TO
 Metro-North Railroad
 125TH STREET STATION

3 MINUTE WALK TO THE SUBWAY
 4 5 6

**1944
 MADISON
 AVENUE**

AKA 28 EAST 125TH STREET

UNPARALLELED ACCESSIBILITY

The Property is serviced by multiple subway lines in addition to the Metro-North railroad stop at 125th Street across the street, as well as numerous bus and bike routes. 1944 Madison Avenue is centrally located on Harlem's 125th Street pedestrian thoroughfare. In addition to being immediately adjacent to the Metro-North Station, 1944 Madison Avenue is within blocks of the Phase 2 of the Second Avenue Subway Extension.

FLEXIBLE COMMUTE ABILITIES

Can be in Midtown Manhattan in 25 Minutes or can reverse commute to Stamford Connecticut in under 40 Minutes

SECOND AVENUE SUBWAY EXTENSION

- Phase 1 of the Project extended Q subway service from 63rd Street to 96th Street along Manhattan's East Side, with new stations at 72nd, 86th, and 96th Streets
- Providing one-seat service from the Upper East Side to Times Square and on to Coney Island via the Broadway line
- With the recent opening of Phase 1 of the Second Avenue Subway, the MTA is now advancing Phase 2
- Phase 2 will extend into East Harlem to 125th Street and include three new stations at 106th, 116th, and 125th Streets
- Phase 2 will provide direct passenger connections to the Lexington Avenue (4/5/6) subway line at 125th Street and an entrance at Park Avenue to allow convenient transfers to the Metro-North Railroad

EPICENTER OF THE EDUCATIONAL TRIANGLE

1944 Madison Avenue benefits from proximity to major academic institutions:

- **Columbia University** - Morningside Heights - 116th and Broadway
- **Columbia University Medical Campus** - Harlem - 130th Street and Broadway
- **City College of New York** - Harlem - 160 Convent Ave
- **Teachers College** - Morningside Heights - 525 West 120th Street
- **Barnard College** - Morningside Heights - 3009 Broadway
- **Manhattan School of Music** - Morningside Heights - 601 West 122nd Street
- **Touro College** - Harlem - 230 West 125th Street
- **New York College of Podiatric Medicine** - Harlem - 1897 Madison Avenue
- **Jewish Theological Seminary of America** - Morningside Heights - 3080 Broadway
- **Hunter College** - Harlem - 2180 Third Avenue



1944 MADISON AVENUE

AKA 28 EAST 125TH STREET

FOR SALE INFORMATION PLEASE CONTACT

Jonathan Squires

Managing Director
212.660.7775

Jonathan.Squires@cushwake.com

Joshua Neustadter

Director
212.660.7739

Josh.Neustadter@cushwake.com

Austin Weiner

Senior Associate
212.660.7786

Austin.Weiner@cushwake.com

Kieran Baker

Associate
212.841.7918

kieran.baker@cushwake.com

Jeremy Stern

Associate
212.389.6734

Jeremy.Stern@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.