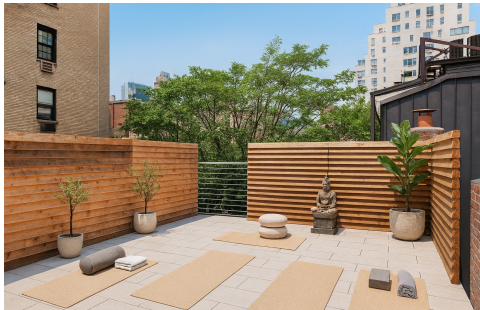


860 Lexington Avenue

Prime Upper East Side Mixed-Use Investment Opportunity | New York, NY 10065



\$12,750,000	~4.7%	~17.4x	6,260 SF +
ASKING PRICE	PRO FORMA CAP RATE	GRM	ABOVE GRADE + LEASED BASEMENT

Exceptional opportunity to acquire a **fully renovated mixed-use building in the heart of Lenox Hill**, ideally positioned on Lexington Avenue between East 64th and 65th Streets. The property offers approximately **6,260 SF above grade, PLUS a finished commercial basement leased to the same long-standing retail tenant**. The Certificate of Occupancy recognizes the basement for commercial/store use, providing additional usable, income-producing space beyond the stated building area.

INVESTMENT HIGHLIGHTS

- Long-standing commercial tenant with leases through **December 2032**.
- Contractual commercial rent escalations and real-estate-tax reimbursement provisions.
- Approximately **4.7% pro-forma cap rate** at the asking price.
- Fully renovated condition with strong commercial and luxury residential components.
- One block from Madison Avenue's internationally recognized luxury retail corridor.

PROPERTY BREAKDOWN

- Commercial:** Two retail/commercial spaces occupied by Elegance in Hardware, including the finished commercial basement.
- Unit 2:** Renovated 2-bedroom, 2-bath residence with private outdoor space.
- Penthouse / Unit 3:** Renovated 4-bedroom, 3.5-bath duplex penthouse with approximately **600 SF private roof-deck terrace**.
- Building:** Approx. 6,260 SF above grade, plus finished leased commercial basement.

LOCATION & POSITIONING

A rare combination of **prime Upper East Side location, attractive yield, long-term commercial tenancy, luxury residential space and fully renovated condition**. The property benefits from proximity to Madison Avenue luxury retail, Central Park, world-class dining and the established residential base of Lenox Hill.

Istvan Ritz
Douglas Elliman Real Estate

Offering Price: \$12,750,000
Investment Sale | Mixed-Use

Pro-forma figures are based on information supplied by ownership and lease provisions and are subject to purchaser verification and due diligence.