

1323
MADISON
AVE

NEW YORK, NY



PROPERTY INFORMATION

Address	1323 Madison Avenue, New York, NY 10128		
Location	Located on the east side of Madison Avenue between 93rd & 94th Street on the Upper East Side		
Block / Lot	1505 / 121		
Lot Dimensions	20' x '74'	Available Air Rights	9,600
Gross SF	5,200 SF <i>(Per Public Record)</i>	Zoning	R10, C1-5, MP
Stories	4	FAR	10.00
Free Market Duplex	1	Historic District	Expanded Carnegie Hill
Retail Units	2	Total Buildable SF	14,800
Total Units	3		



OVERVIEW

1323 Madison Avenue is a mixed-use property offering a prestigious address for owners seeking a presence or investment on the Upper East Side.

Originally constructed in 1912, the property has been thoughtfully restored and renovated, preserving its historic charm while incorporating modern elements. The property spans 5,200 SF with 20' of frontage on Madison Avenue, and could be part of a future assemblage along this sought after Madison Avenue corridor.

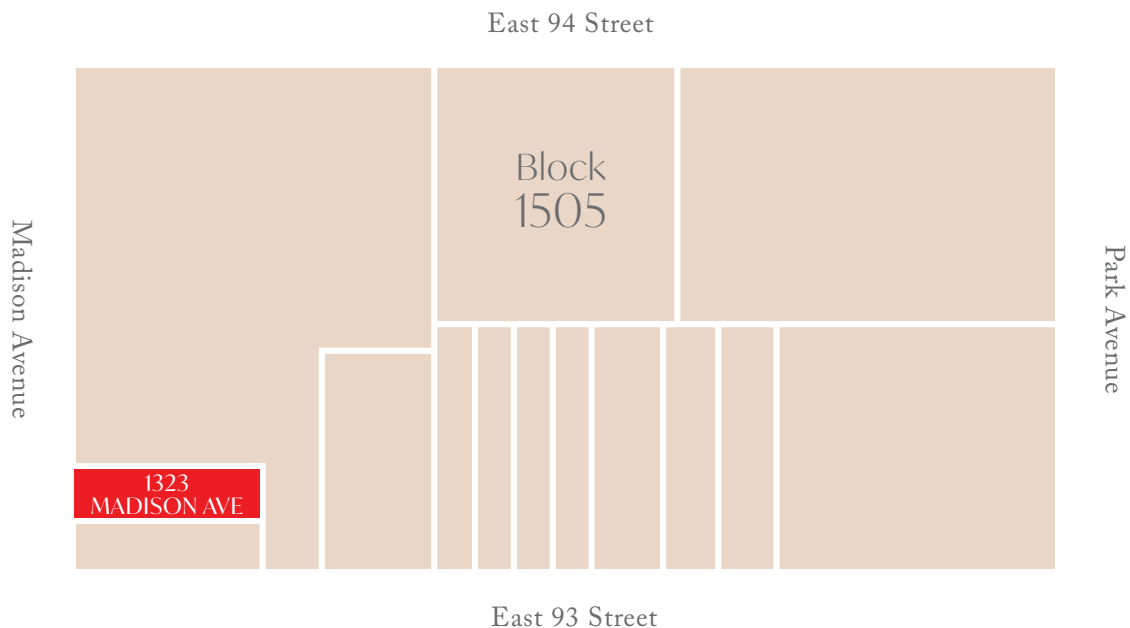
Spanning four stories, the building features two retail units on the ground and first floor, and a high-end residential duplex on the top two floors. The duplex offers a townhouse feel with three bedrooms, two and a half baths, a dining room, living room, study, and two outdoor decks.

The area is renowned for its thriving commercial landscape, with prestigious retailers, proximity to the iconic Central Park, world-class dining establishments, and renowned art galleries, attracting a high-traffic demographic and fostering a vibrant energy.

The second floor can be used as-is as office, or converted to retail or residential. Additionally, the duplex offers an owner-user or pied-à-terre option in which ownership could have the convenience of living in the private residence while benefiting from the income of the two retail units below. The duplex has its own separate entrance and offers a sense of exclusivity and privacy.

Whether new ownership chooses to make this their private sanctuary or maximize its potential as a rental property, the versatility of 1323 Madison Avenue is a highlight of this offering.

TAX MAP



DUPLEX IMAGES



DUPLEX IMAGES



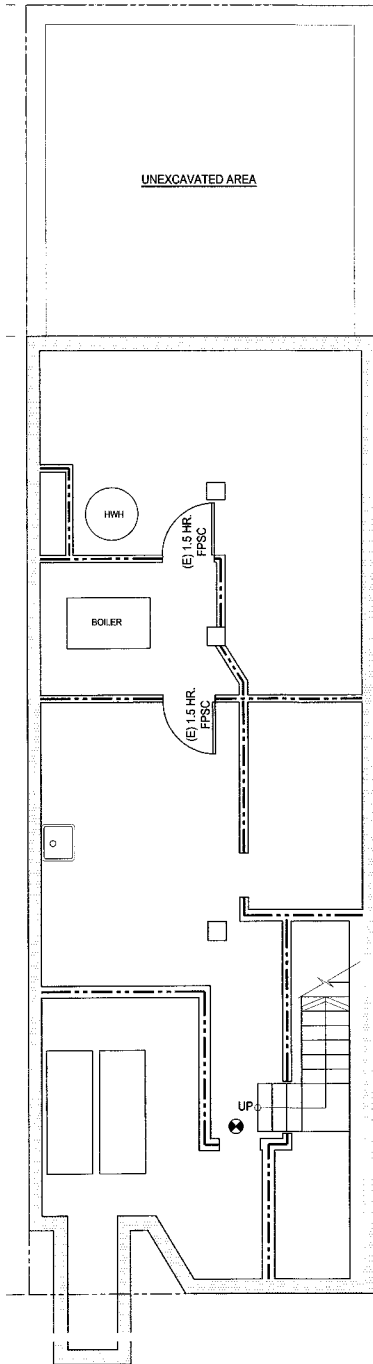
FIRST FLOOR RETAIL



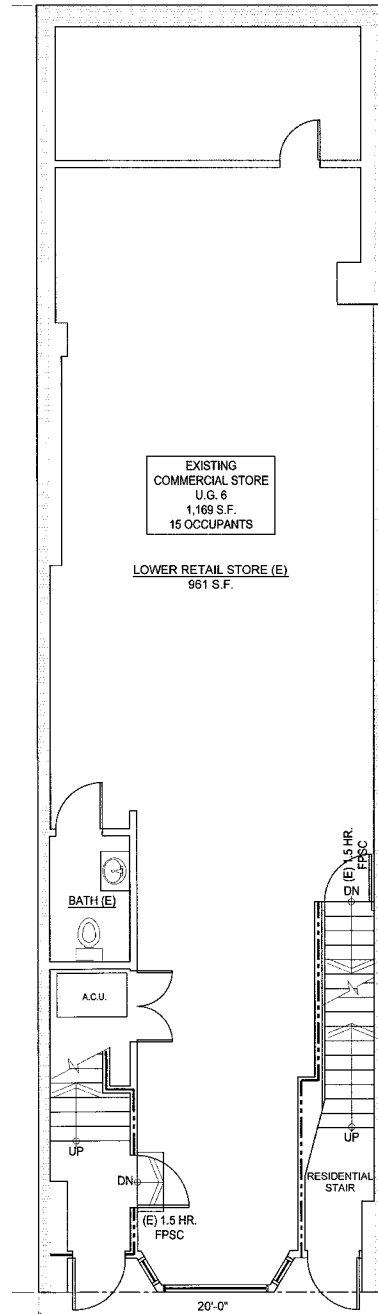
— SECOND FLOOR RETAIL/OFFICE —



FLOOR PLANS

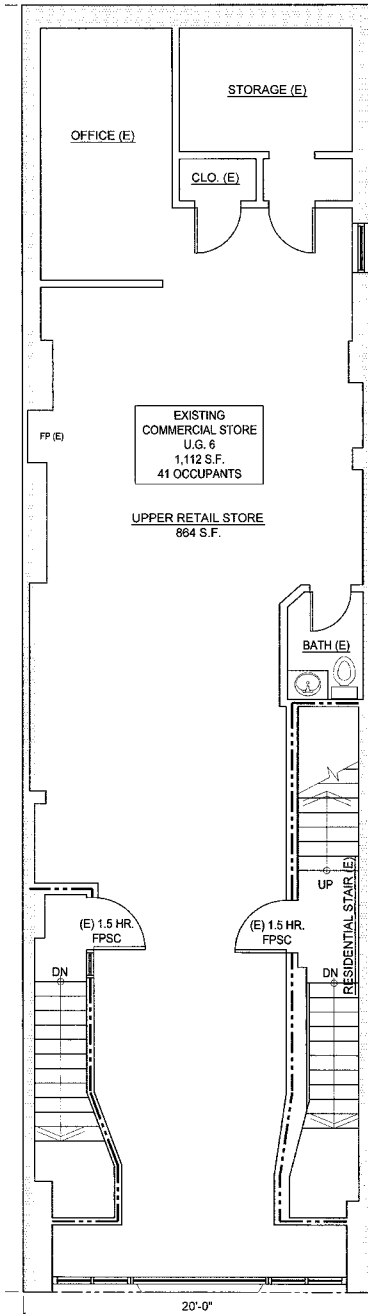


Basement Floor Plan



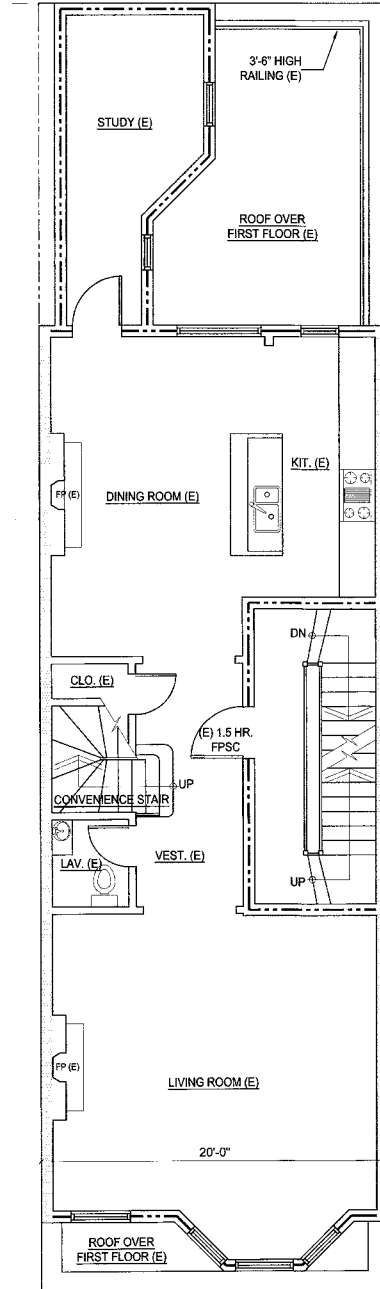
First Floor Plan

FLOOR PLANS



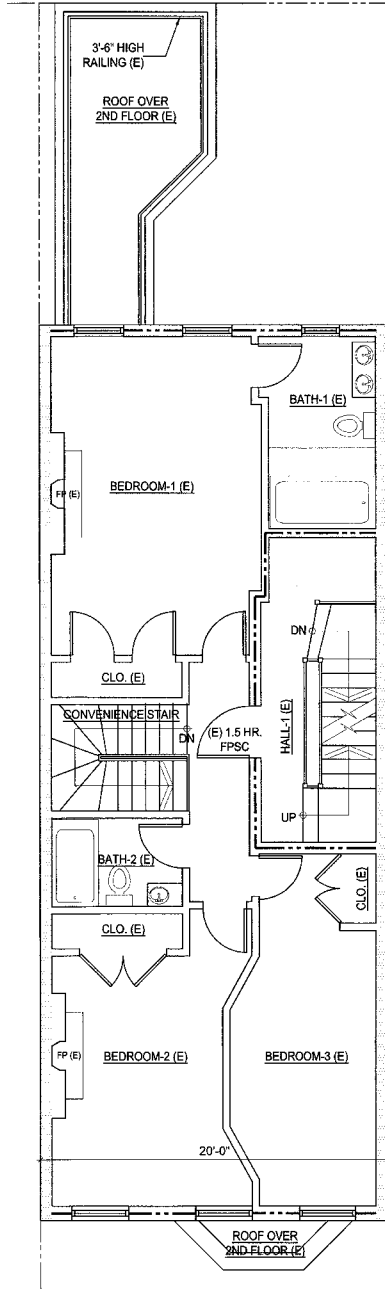
Madison Avenue

Second Floor Plan

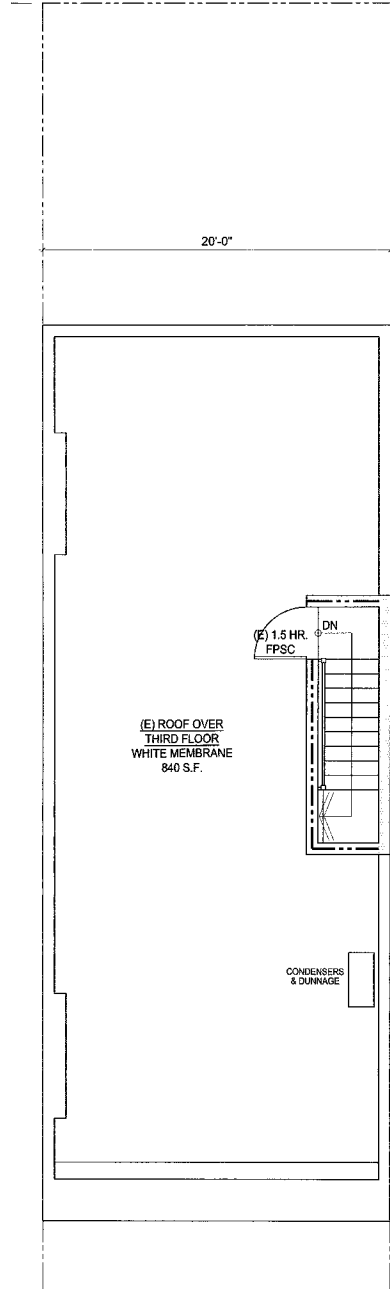


Third Floor Plan

FLOOR PLANS



Fourth Floor Plan



Roof Floor Plan

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UPPER EAST SIDE

KINGS
GROUP NY CORP
SHED • SCAFFOLD • HOIST
1800 LIBERTY AVE
JAMAICA NY 11413
(718) 850-5464

VAL MORE
SALON

1323

VAL MORE
SALON

UPPER EAST SIDE ATTRACTIONS



SHOPPING & DINING

The Upper East Side is home to a wide variety of national retailers, boutiques, museums, galleries, recreational options, restaurants, first-class schools, and healthcare facilities. Shopping is abundant throughout the Upper East Side. From the national retailers along Fifth Avenue to the small boutique stores on the eastern border, the Upper East Side provides a wide array of shopping to residents and tourists alike.

Regarded as one of only a handful of truly first-class shopping locations in the world, Fifth, Madison, and Lexington Avenues offer a staggeringly impressive display of elite retailers. Among the world-class luxury brands and department stores that line the neighborhood's streets are Brooks Brothers, Fivestory, Vivaldi Boutique, Zimmerman, Peter Elliot Blue Men & Boys, Akris, Armani, Tumi, Alexis Bittar, Jonathan Adler, Maje, Aesop, Vilebrequin, Intermix, Zadig & Voltaire,

Vince, Diptyque, Carolina Herrera, and Christian Louboutin. As the plentiful shopping options in the submarket have continued to grow, a variety of middle-market retailers have also appeared, including J. Crew, Tory Burch, Madewell, Jack Rogers, Williams-Sonoma, and Lululemon.

The variety of restaurant options on the Upper East Side astound. Notable restaurants include Tarallucci e Vino, Table d'Hôte, Sfogliata, Via Quadronno, Demarchelier, Flex Mussels, Sant Ambroues, Elio's, Orsay, Jacques Brasserie, Sandro's, Paola's, Pascalou, Lashevet Restaurant, Heidelberg Restaurant, HUSO and Kappo Masa. This concentration of excellent, highly regarded restaurants, as well as several notable bars, is a boon for the occupants of the property, adding nearby excitement to the list of neighborhood amenities.



THE ARTS



The unparalleled cultural amenities of the Upper East Side are an important draw as well. The western border of the Upper East Side is Fifth Avenue, which runs along the eastern border of Central Park. This stretch of Fifth Avenue is known as “museum mile” due to the high concentration of nearby museums. The most famous of these is the spectacular Metropolitan Museum of Art, located within the boundaries of Central Park between 80th and 84th Streets. As the largest art museum in the Western Hemisphere, the Met houses exhibits of art and artifacts from countless cultures throughout history.

For those who prefer the art of the 20th Century, the Guggenheim Museum is located adjacent to Central Park on Fifth Avenue between 88th and 89th Streets. Known for its spectacular visiting exhibitions in painting, sculpture, and design, as well as its impressive permanent collections of modern painting, the Guggenheim not only presents its visitors with some of the world’s greatest art, but is a supreme work of art itself.

The Cooper-Hewitt Museum presents the Smithsonian Institute’s rich collection of works of design. The museum is inside a restored mansion built for Andrew Carnegie in 1901. Other nearby cultural attractions include the Jewish Museum, the Asia Society, and the American Irish Historical Society.

MAJOR EMPLOYMENT CENTER

Residents of the Upper East Side benefit from a quick and easy commute to the most important central business district in the United States. J.P. Morgan Chase, Bank of America, PricewaterhouseCoopers, and KPMG are some of the world’s most influential names in business and are just a handful of the major employers located nearby. In addition to these companies, the offering is just a short subway ride from the Chrysler Building, the Empire State Building, the MetLife Building, and 101 Park Avenue as well as major projects like One Vanderbilt set to open in 2020 – some of city’s largest office spaces containing countless businesses and employment opportunities.



EDUCATION

The Upper East Side hosts some of New York City's premier educational institutions, ranging from private boys and girls schools and pre-eminent public schools, to internationally acclaimed colleges and institutions of higher learning. Allen-Stevenson, Buckley, Brearley, Browning, Chapin, Dalton, Hewitt, Loyola, Lycee Francais, Marymount, Nightingale, Regis, St. Bernard's, St. David's, Sacred Heart, and Spence are all found on the Upper East Side. These schools provide numerous educational options to the neighborhood at an

elite level, and feed to top universities as well as institutions of higher learning worldwide. Furthermore, the Upper East Side is home to PS 158 Bayard Taylor School, PS 6, Eleanor Roosevelt High School, Robert Wagner Middle School, and Yorkville East Middle School. Institutions of higher learning also maintain a significant footprint on the Upper East Side through Rockefeller University, Hunter College, Weill Cornell Medical College, and the Icahn School of Medicine at Mount Sinai Hospital.

Upper East Side Schools



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