

2606 BROADWAY GROUND FLOOR RETAIL CONDO FOR SALE BETWEEN 98TH AND 99TH STREET



AS EXCLUSIVE AGENTS WE ARE PLEASED TO OFFER THE FOLLOWING RETAIL UNIT FOR SALE:

APPROXIMATE SIZE

750 SF Ground Floor
1100 SF Basement

ASKING PRICE

\$2,500,000

COMMON CHARGES

\$1,076 per month

REAL ESTATE TAXES

\$36,682.03 per annum

NOI

\$87,662

COMMENTS:

- ±1850 SF retail condominium - ±750 SF on grade and ±1,100 SF lower level
- 10 year lease executed in July 2015 with 3% annual increases
- Both the Ground and Lower Level have **Ultra High Ceilings**
- No use restrictions (food acceptable)
- Located within the heart of the upper west side's premier retail corridor

JEFF NISSANI

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