



1275 MADISON AVE

RETAIL CONDOMINIUM FOR SALE

WRAP AROUND CORNER OF 91ST ST & MADISON AVE

PRIME
UPPER
EAST SIDE

- EXISTING CASH FLOW
- CITIBANK LEASE IN PLACE

GAVIOS
REALTY GROUP, LLC

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APPROX. SIZE

- Ground Floor: 3,750 SF
- Useable Lower Level: 3,000 SF
(total of approx 6,750 SF)

APPROX. FRONTAGE

- 215 feet of wrap around frontage

TRANSPORTATION

4 5 6 N Q R F



PRIME LOCATION –
NEAR MAJOR TRANSPORTATION HUBS

1275 MADISON AVE



HIGHLIGHTS

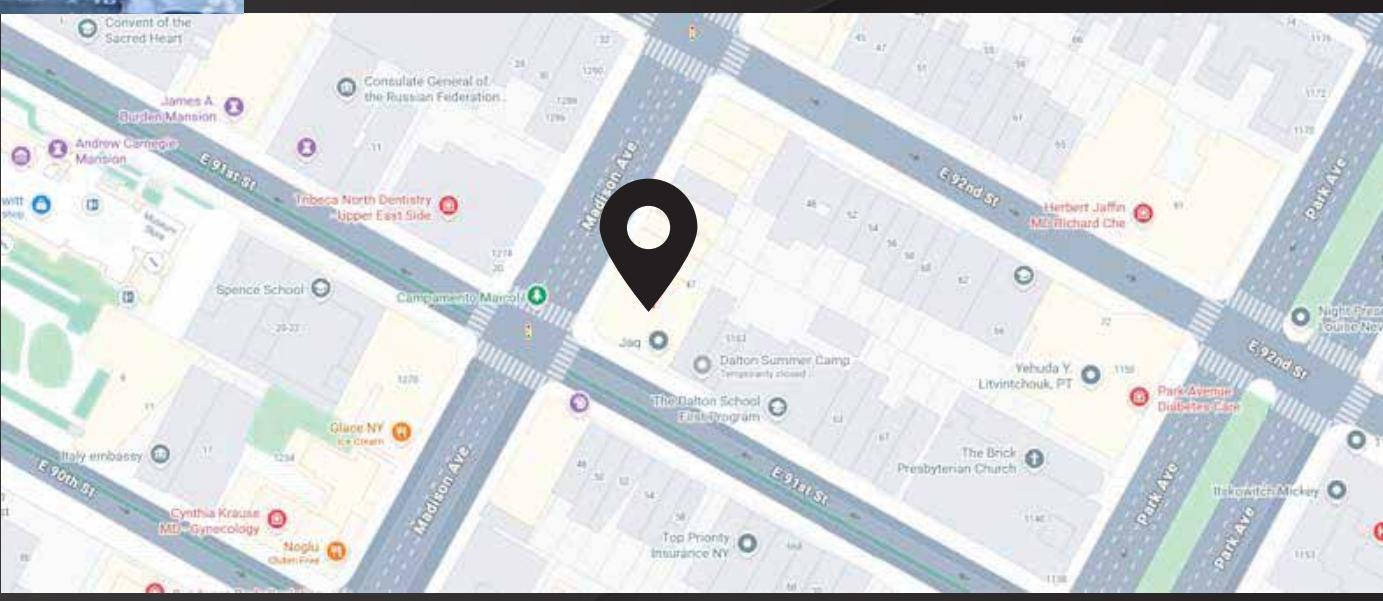
- Top performing Citibank Branch location
- Long Term Citibank Tenancy (over 25 years)
- Current lease runs through June 2027 with two additional 5-year options
- Excellent co-tenancies along Madison Avenue Corridor
- High Per Capita Income area

PROPERTY SUMMARY

- Neighborhood: Upper East Side
- Intersection: Northeast Corner of Madison Avenue and 91st Street
- Corner Lot Retail Condominium
- Block/Lot: 1503-1001
- Building Dimensions: Approx. 69' by 68'

INCOME & EXPENSE

- Upon Request and Execution of NDA



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