



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

ADDRESS: 2864 Broadway a/k/a 545 West 111th Street, New York, NY 10025

SIZE: 4,630 SF – Ground Floor
3,190 SF – Selling Lower Level

FRONTAGE: 100 Feet on Broadway

ASKING PRICE: \$34,000,000

CURRENT

TERM & RENT: Current Term through April 30, 2029

Current – 6/30/2021: \$1,650,550

7/1/2021 – 4/30/2029: \$1,500,000

COMMENTS:

- No Landlord Responsibilities
- Currently Duane Reade with Walgreens Guaranty (New lease extension just signed)
- Triple Net Lease (Taxes: \$443,355 PA, CAM: \$36,157 PA, Insurance: \$17,245 PA).
- One of the only properties not owned by Columbia University in the area
- A block away from the 1 train/convenient to all area buses

NEIGHBORS: Columbia University, CitiBank, Westside Market NYC, Chipotle, TD Bank, Starbucks, Chase Bank, Verizon Wireless, New York Public Library

FOR FURTHER INFORMATION PLEASE CONTACT AGENTS:

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