

For Sale 4311 Broadway New York NY 10033



PRICE: \$2,999,999

Investment Highlights



Summary: Prime corner one-story retail building consisting of 2,722 square feet located in Washington Heights, Manhattan. The property is currently owner-occupied and will be delivered vacant. The property is currently built out as a fully operating Supermarket; The back of the property has space for four car parking plus basement with office space. Additionally, there are 4,240 square feet of unused FAR.

Prime Location: This retail property in Washington Heights presents a prime investment opportunity. Washington Heights is well-known for its historic charm, cultural vibrancy, and it's convenient location near downtown Brooklyn and Manhattan.

Appreciation Potential: In recent years, property values in Washington Heights have shown remarkable appreciation. Embarking on this project presents a valuable opportunity to align with the neighborhood's thriving growth and the rising demand for premium housing solutions.

Excellent Connectivity: Conveniently located near subway access such as the 181st St [A] Subway Station

Proximity to Amenities: Residents and tenants will enjoy easy access to local amenities, including shops, restaurants, parks, and colleges. This property is conveniently located near Bronx Community College (CUNY) (1.23 miles) and Yeshiva University (0.34 miles). You can also indulge in leisure activities at Fort Washington Park (0.34 miles) and Bennett Park (16 miles). For your everyday needs, there's Marshalls, Capsule Pharmacy, Tampopo Ramen, Uptown Garrison, McDonald's and, Blink Fitness gym. For entertainment, the United Palace, a live music venue, Jeffrey's Hook lighthouse (Little Red Lighthouse) is close to the property. This property offers a well-rounded lifestyle with education, recreation, and everyday conveniences.

Building Analysis

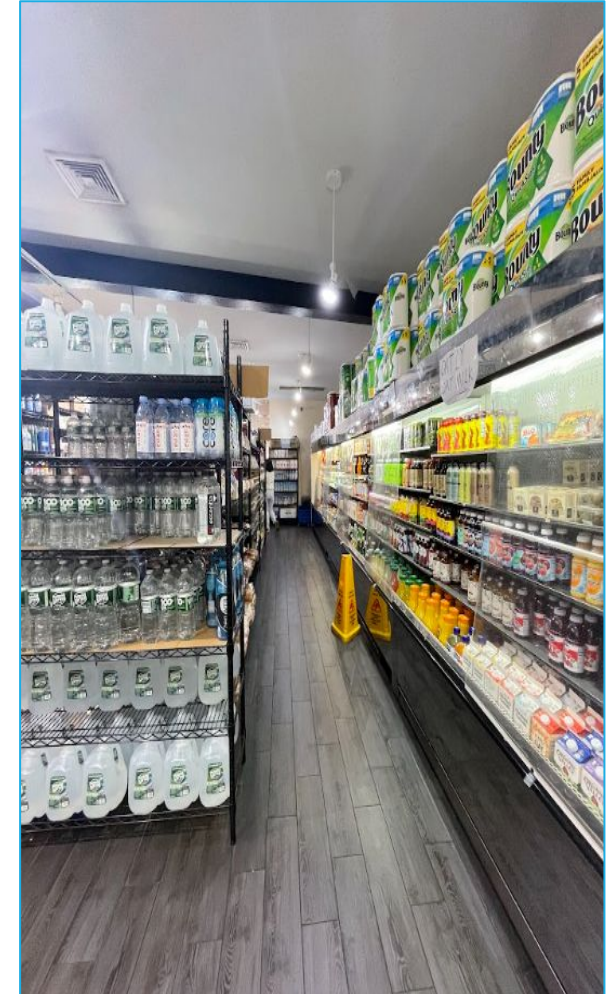
Address	4311 Broadway, New York, NY 10033
Block/Lot	2180/117
Neighborhood	Washington Heights
Cross Streets	Broadway & Bennett Ave
Asset Type	Retail
Number of Units	2
Lot Size	37.25' x 122.75'
Lot SF	3,475 SF
Building Size	37' x 85'
Building SF	2,722 SF
Number of Stories	1
Zoning	R7-2, C8-3
FAR (As Built)	2 (0.78)
Buildable	6,948 SF
Year Built	1956 (1960)
Taxes ('23)	\$50,226
Tax Class	4



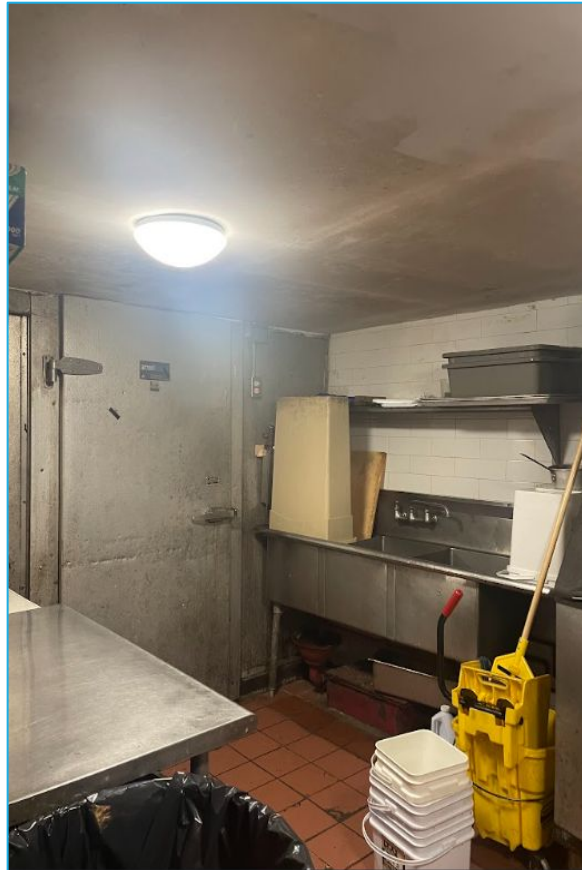
Property Photos



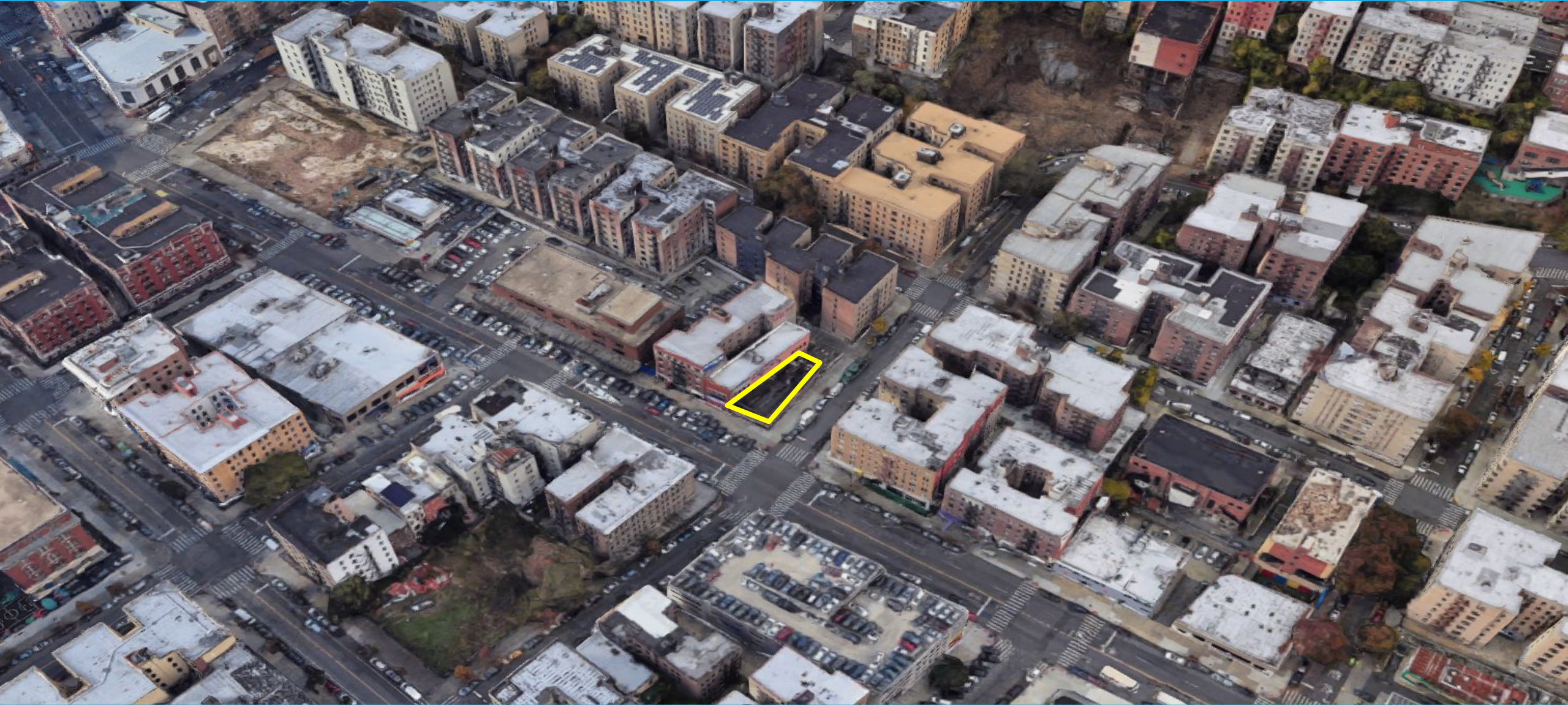
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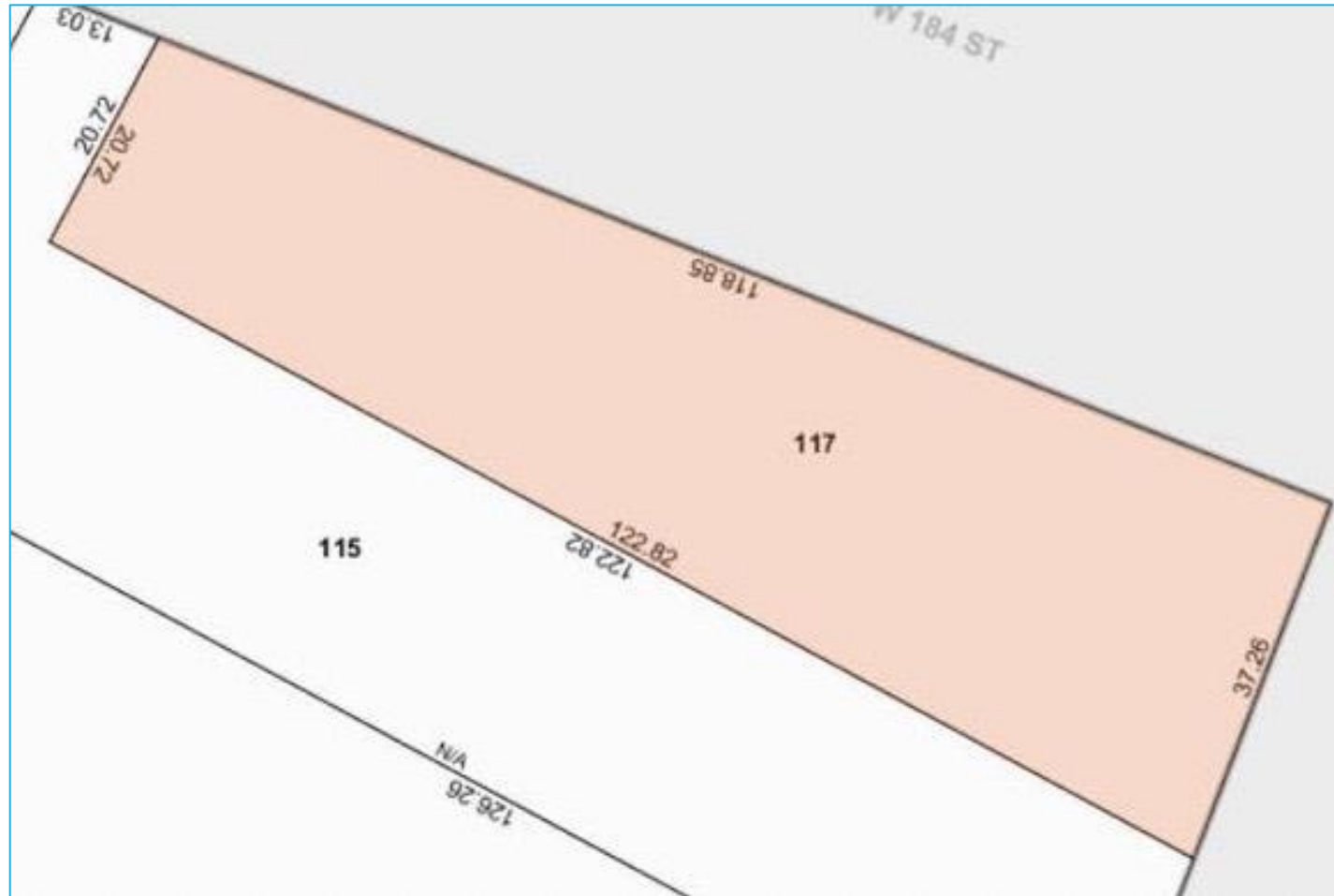




Aerial View



Tax Map



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