

1695 1ST AVENUE

NEW YORK, NY 10128

FOR SALE | Retail Condo



DELIVERED VACANT

18+ FT CEILING

140' FEET FRONTAGE



ASKING PRICE

\$3,400,000

PROPERTY INFORMATION

Block	1550
Lot	1001
Lot Size	3,441 SF
Gross Square Footage	3,441
Units	1
Zoning	R10, C1
RE Assessment (20/21)	\$1,148,220
Taxes	\$97,500

PROPERTY DESCRIPTION

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 1695 First Avenue, a retail condominium located on the Southwest corner of First Avenue and 88th Street.

1695 First Avenue boasts ceiling heights of 18+ feet, 140' feet of wraparound frontage on First Avenue and 88th Street, and 3,441 SF of ground floor space.

1695 First Avenue is currently vacant, presenting a perfect opportunity for an owner-user.

PROPERTY HIGHLIGHTS

- 140' of wraparound frontage
- Prime owner/user opportunity
- Located in the Yorkville neighborhood of the Upper East Side with a population of 99,063 and average household income of \$155,268
- Close proximity to the Q, 4, 5, & 6 subway stations

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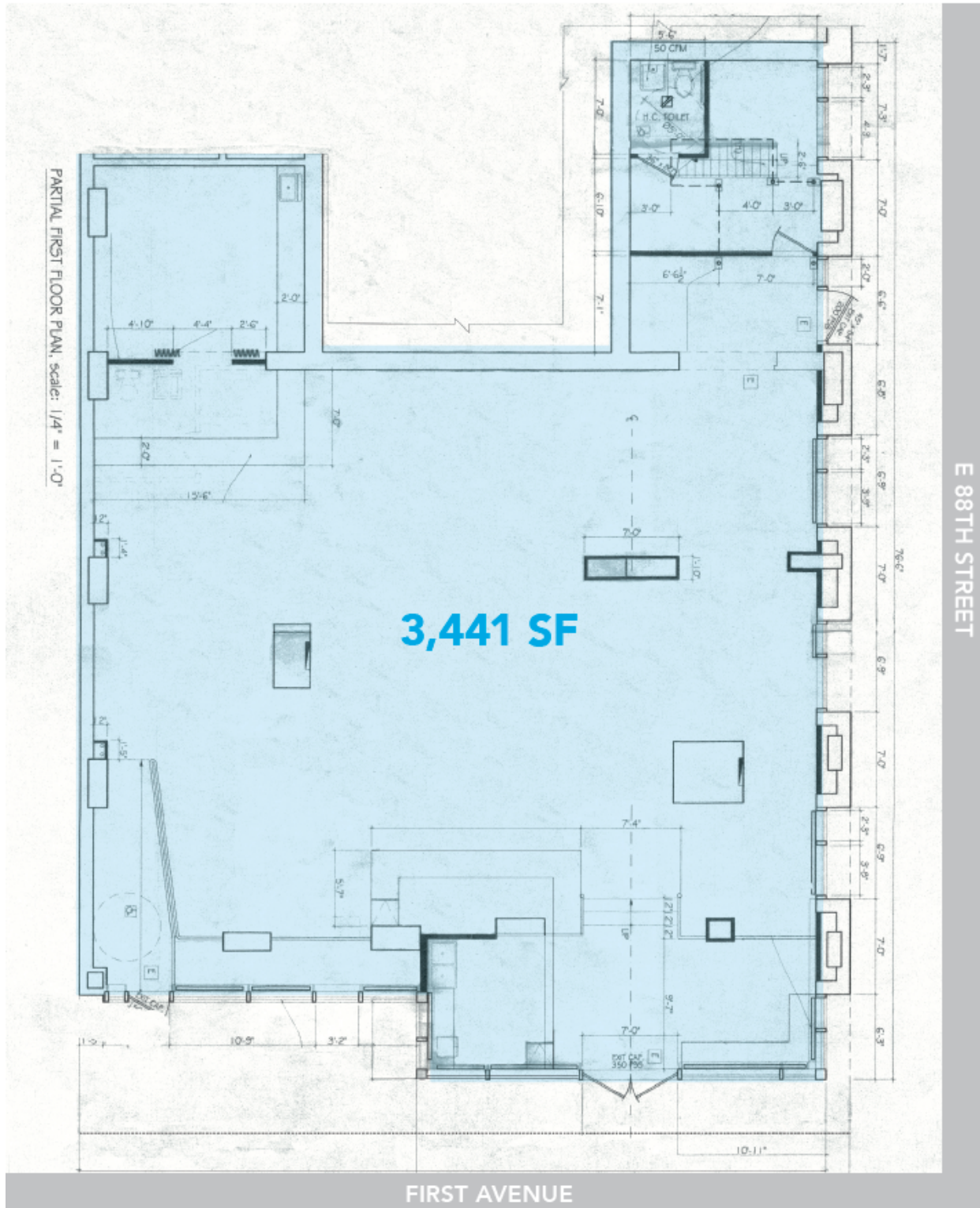
1695 1ST AVENUE - FLOOR PLAN

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REAL ESTATE
ADVISORS



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1695 1ST AVENUE - RETAIL MAP

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