

2791 FREDERICK DOUGLASS BOULEVARD, NEW YORK, NY 10039

3,476 GSF Vacant Ground Floor Commercial Condominium | **FOR SALE**

Located within a 12 Story 182,794 SF New Construction Building with 112 Residential Co-Op Units



PROPERTY INFORMATION

Block / Lot	2045 / 1502	
Total Number of Units	1	
Commercial Unit SF	3,476	Sq. Ft.
Tax Class	4	
Assessment (19/20)	\$436,501	
421a Exemption	(\$431,696)	
Taxes Before Exemption	\$45,894	
Real Estate Taxes (19/20)	\$505	
Benefit Start Date	2011	
Exemption Period	25 Years	

CENTRAL HARLEM

Location

34'

Frontage

3,476

Gross SF

VACANT

Occupancy

PROPERTY DESCRIPTION

Ariel Property Advisors has been retained on an exclusive basis to arrange for the sale of the ground floor commercial condominium located at 2791 Frederick Douglass Boulevard. The unit is located within a 12 story 182,795 square foot luxury elevator building situated on the west side of Frederick Douglass Boulevard, between West 148th Street and West 149th Street.

The unit encompasses 3,476 gross square feet and falls under Use Group 6 making it ideal for retail, restaurant, office, educational, medical or community-oriented use. Additionally, the space is partially built out with 13.5' high ceilings, a private bathroom, newly installed HVAC system, and benefits from a 25 year 421a tax exemption, expiring in 2036.

2791 Frederick Douglass Boulevard is situated in the heart of the Bradhurst section of Central Harlem and within walking distance to several institutions, eateries, and attractions such as City College of New York, The National Dance Academy, Frederick Douglass Academy and Jackie Robinson Park. The 3 subway train at 148th Street and Lenox Avenue is located just two blocks east and the A, B, C, D subway trains at 145th Street and Saint Nicholas Avenue is less than a 10 minute walk. The proximity to public transportation offers owners, users or patron's convenient transportation to downtown Manhattan as well as the outer boroughs.

2791 Frederick Douglass Boulevard offers investors a rare investment opportunity to capitalize on the area's future upside and continued growth. Please contact our sales team for further information.

ASKING PRICE: \$1,800,000

212.544.9500

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

For Financing Info

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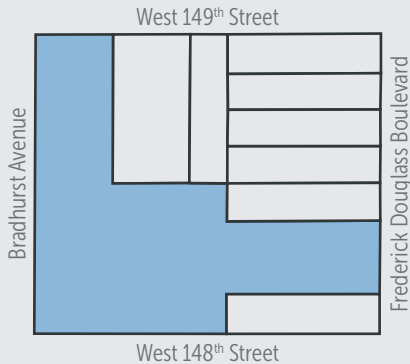
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West side of Frederick Douglass Blvd, between West 148th Street and West 149th Street.



2045
Block

1502
Lot



- 1 Common Good Harlem
- 2 PEQUE Vinos & Tapas
- 3 Starbucks
- 4 Subway
- 5 Duane Reade
- 6 Chase Bank
- 7 Bank of America
- 8 Mount Sinai Doctors
- 9 Frederick Douglass Academy
- 10 National Dance Institute
- 11 Jackie Robinson Recreation Center
- 12 Post Office
- 13 NYPD
- 14 New York Sports Clubs
- 15 Super Foodtown of Bradhurst
- 16 Popeyes Louisiana Kitchen

CURRENT ROLL

Scheduled Gross Income:	\$191,180	
Less Vacancy Rate Reserve (10.00%):	(\$19,118)	
Gross Operating Income:	\$172,062	
Less Expenses:	(\$11,476)	6% of SGI
Net Operating Income:	\$160,586	

EXPENSES

Real Estate Taxes (19/20)	\$505	Actual
Insurance	\$4,452	Actual
Legal/Miscellaneous	\$1,564	Estimated
Common Charges	\$1,514	Actual
Management	\$3,441	Estimated
GROSS OPERATING EXPENSES	\$11,476	

RENT ROLL

UNIT	ACTUAL / PROJECTED	SF	\$/SF	MONTHLY RENT
Commercial Condominium	Projected	3,476	\$55	\$15,932
TOTAL MONTHLY INCOME				\$15,932
TOTAL ANNUAL INCOME				\$191,180

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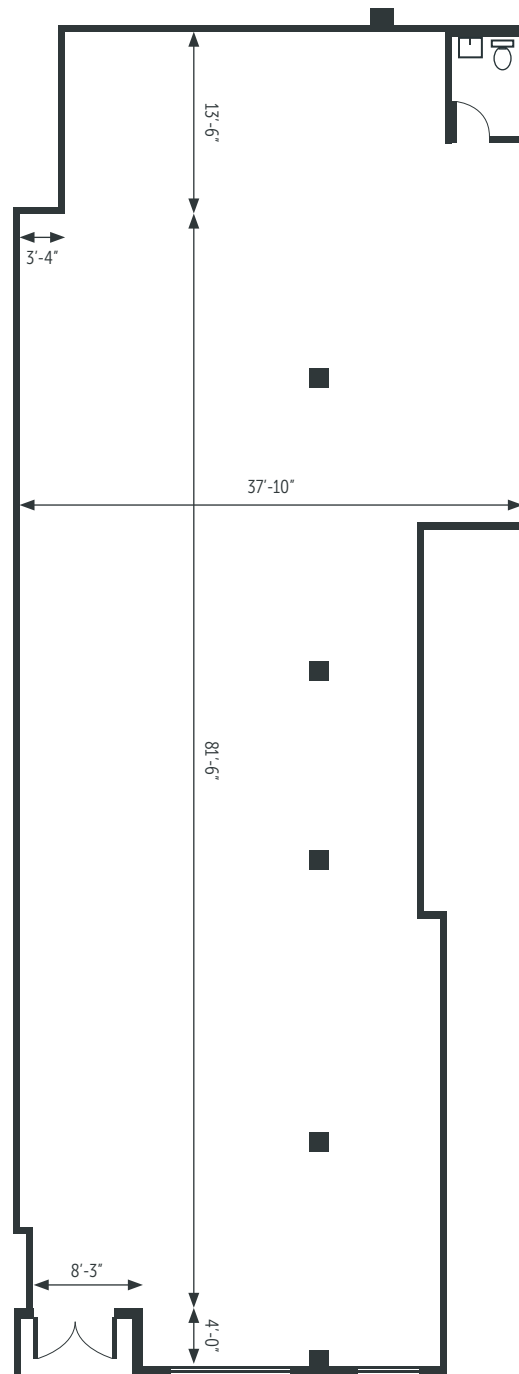
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