



COMMERCIAL CONDO FOR SALE
58 WEST 129TH STREET
BETWEEN LENOX & FIFTH AVENUE

APPROXIMATE SIZE

Ground Level 2,375 SF

ASKING PRICE

\$1,460,000

6.5% Cap Rate

JOSEPH AQUINO | jaquino@elliman.com

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www.elliman.com | 212.418.2020 | www.fait-consolo.com

- Commercial condo with 2,375 square feet of space on the ground level
- Located at the base of Uptown58, a new luxury condominium in Harlem
- Restricted to community facility uses only
- Triple net lease in place with The National Jazz Museum in Harlem, an organization founded in 1997
- 421A Tax Abatement in place until June 2030
- Close proximity to Harlem Hospital and the Lenox Avenue retail/restaurant corridor
- Centrally located four blocks from the 2 and 3 train stop at 125th Street & Lenox Avenue, six block from the Metro North Railroad 125th Street Station

SPACE / SIZE	Ground Level - Approx. 2,375 SF
TENANT	The National Jazz Museum in Harlem
TYPE OF LEASE	Triple Net (NNN)
LEASE EXPIRATION	5/31/2020
RENT ESCALATION	Two (2) percent per annum

INCOME

Annual Base Rent (\$40 psf)	\$95,000.00
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EXPENSES

Projected Annual Common Charges	\$11,023.00
Projected Annual R. E. Taxes With 421-A	\$5,650.00
Total Expenses	\$16,673.00

ASKING PRICE (6.5% CAP RATE) \$1,460,000.00

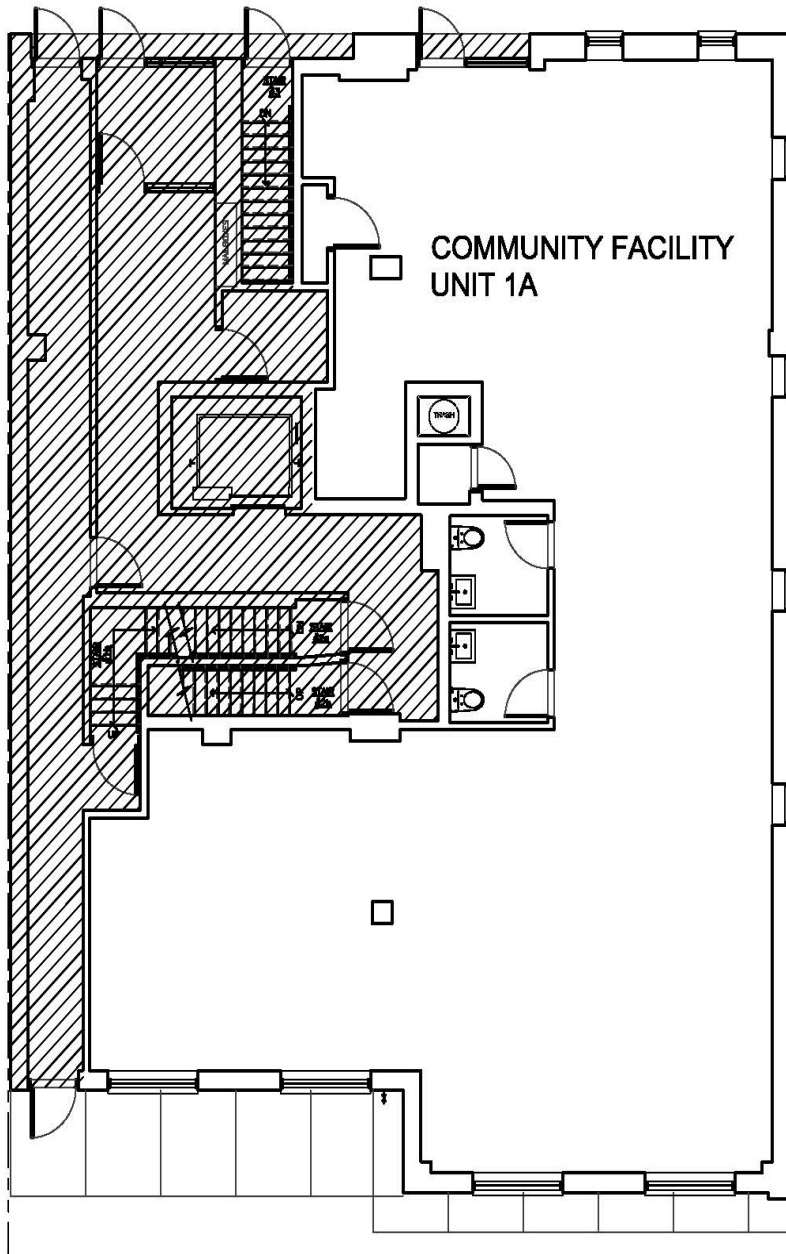
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Ground Level



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130TH STREET



UPTOWN HARLEM GEMS PRESCHOOL



(COMING SOON) SLIDER SIK KITCHENS

(COMING SOON) Sushi Inoue

130TH STREET



129TH STREET



BALDE GIFT SHOP

SHILOH KINGDOM DELIVERANCE

INS JEWELERS & BEAUTY SUPPLY

VARIETY STORE

BAHINI AFRICAN MARKET

361 LAUNDROMAT

129TH STREET

CLEAN RITE



AVAILABLE



THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

128TH STREET

INFINITE NAILS & SPA

NY RESIDENTIAL WORKS

BLACK RIVER PERFORMING ARTS CENTER



128TH STREET

HUMADI DELI

yuzu (COMING SOON)



PASCUALA'S BEAUTY SALON

UNIQUE BOUTIQUE

GREEN GARDEN DELI

127TH STREET



babbalucci



HARLEM

CORNER SOCIAL

127TH STREET

HARLEM CHURCH OF CHRIST



126TH STREET



126TH STREET



125TH STREET



125TH STREET

COHEN'S Fashion Optical

LENOX AVENUE