

Retail & Office Building for Sale



1970 Adam Clayton Powell Jr Blvd | Harlem NY

Between West 118th and West 119 Streets



1970 Adam Clayton Powell Jr Blvd
New York, NY 10026

INVESTORS SUMMARY

Kassin Sabbagh Realty (KSR) is handling the sale of 1970 Adam Clayton Powell Jr. Blvd, an excellent Retail/Office real estate opportunity in Harlem, NY.

This three-story building spans 7,500 square feet and includes both a fully finished basement and an elevator. Located between W 118th and W 119th Streets on Adam Clayton Powell Jr. Boulevard (7th Avenue), the property features a vacant retail space with a basement, and both the third and fourth floors are currently occupied. With its high-traffic location and proximity to the 2/3 trains at 116th Street / Malcolm X Boulevard and the C/B trains at 116th Street/ Frederick Douglass Boulevard, this property is a great fit for businesses such as a dental office, pharmacy, billing center, or other professional services.

PROPERTY OVERVIEW

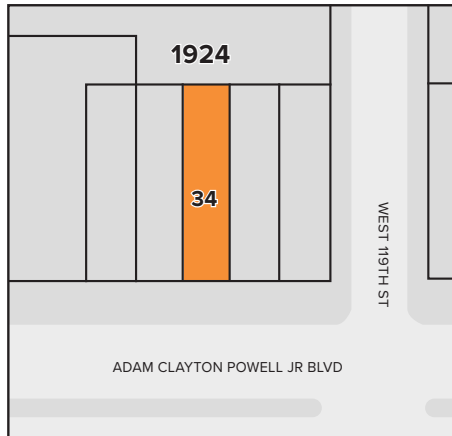
Property Type	Commercial
Stories	3
Lot Size	2,500 SF
Building SF	7,500 SF
Building Dimensions	25' x 100'
Max Buildable	8,600 MSF
Existing FAR Max FAR & Air Rights	3.44 3.44
Zoning	R7-2, C1-4

ASKING PRICE: \$2,950,000



Easily Accessible to a wide range of
subway lines: **A B C 2 3 MTA**

TAX MAP



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INCOME

UNIT	LXP	MONTHLY RENT	ANNUAL RENT	EXPIRATION
1	Vacant	\$13,000.00	\$156,000	-----
2	Rented	\$7,426.30	\$89,115.60	7/14/27
3	Rented	\$6,365.40	\$76,384.80	7/14/27
TOTAL		\$26,791.70	\$321,500.40	

TOTAL RESIDENTIAL RENT	\$321,500.40
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ESTIMATED EXPENSES

Real Estate Taxes	\$34,665
Insurance	\$4,961
Utilities	\$5,150
Repairs	\$1,800
TOTAL	\$46,576

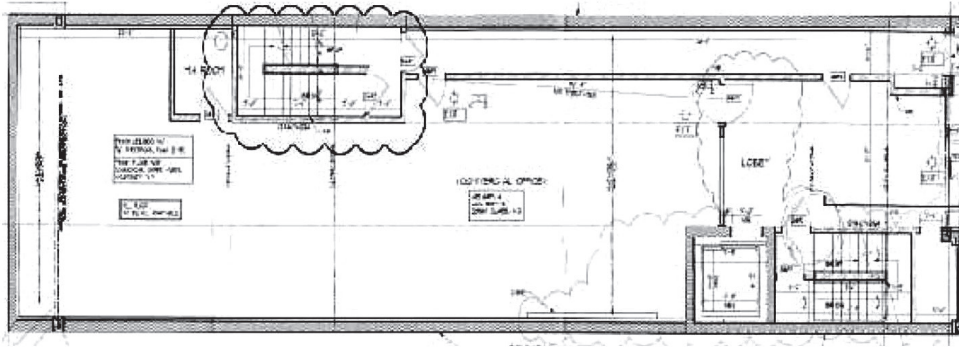
Gross Revenue	\$321,500.40
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Less Expenses	\$46,576.00
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NET OPERATING INCOME	\$274,924.40
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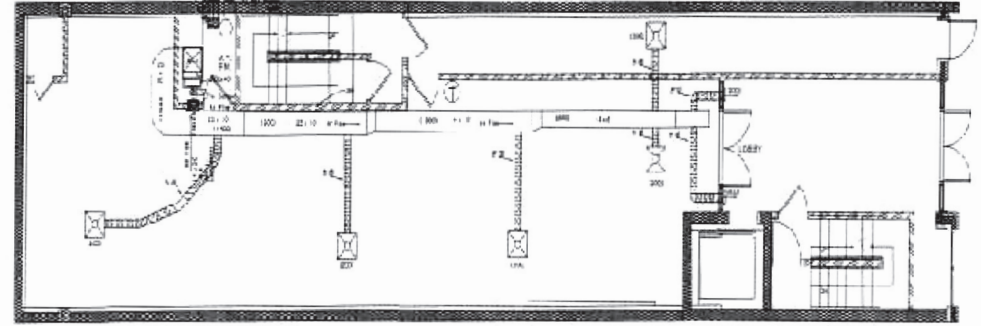


SPRINKLER PLANS

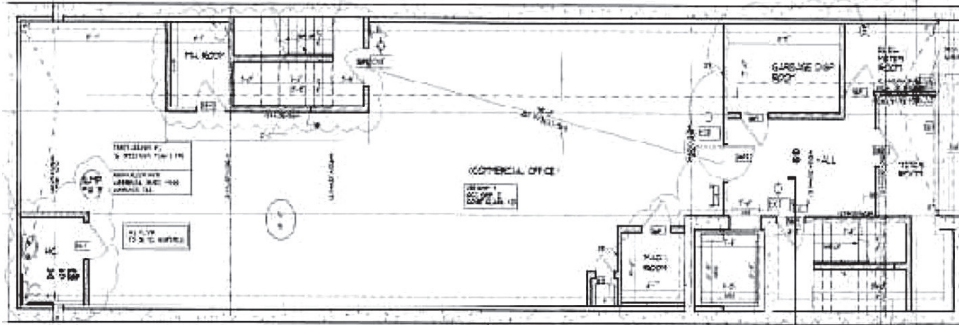


1ST FLOOR

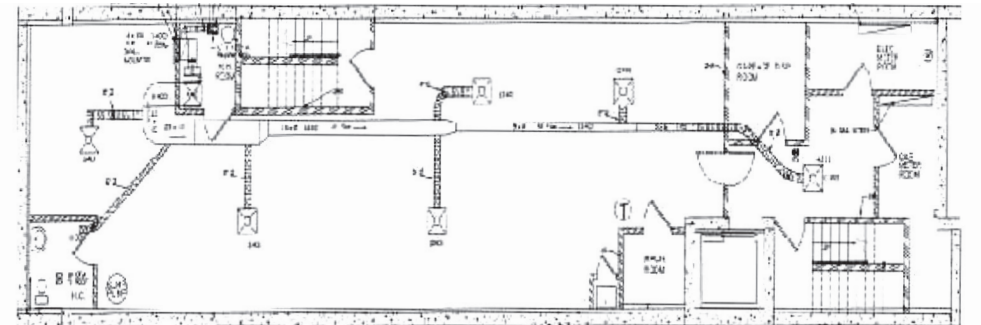
MECHANICAL PLANS



1ST FLOOR



CELLAR FLOOR



CELLAR FLOOR

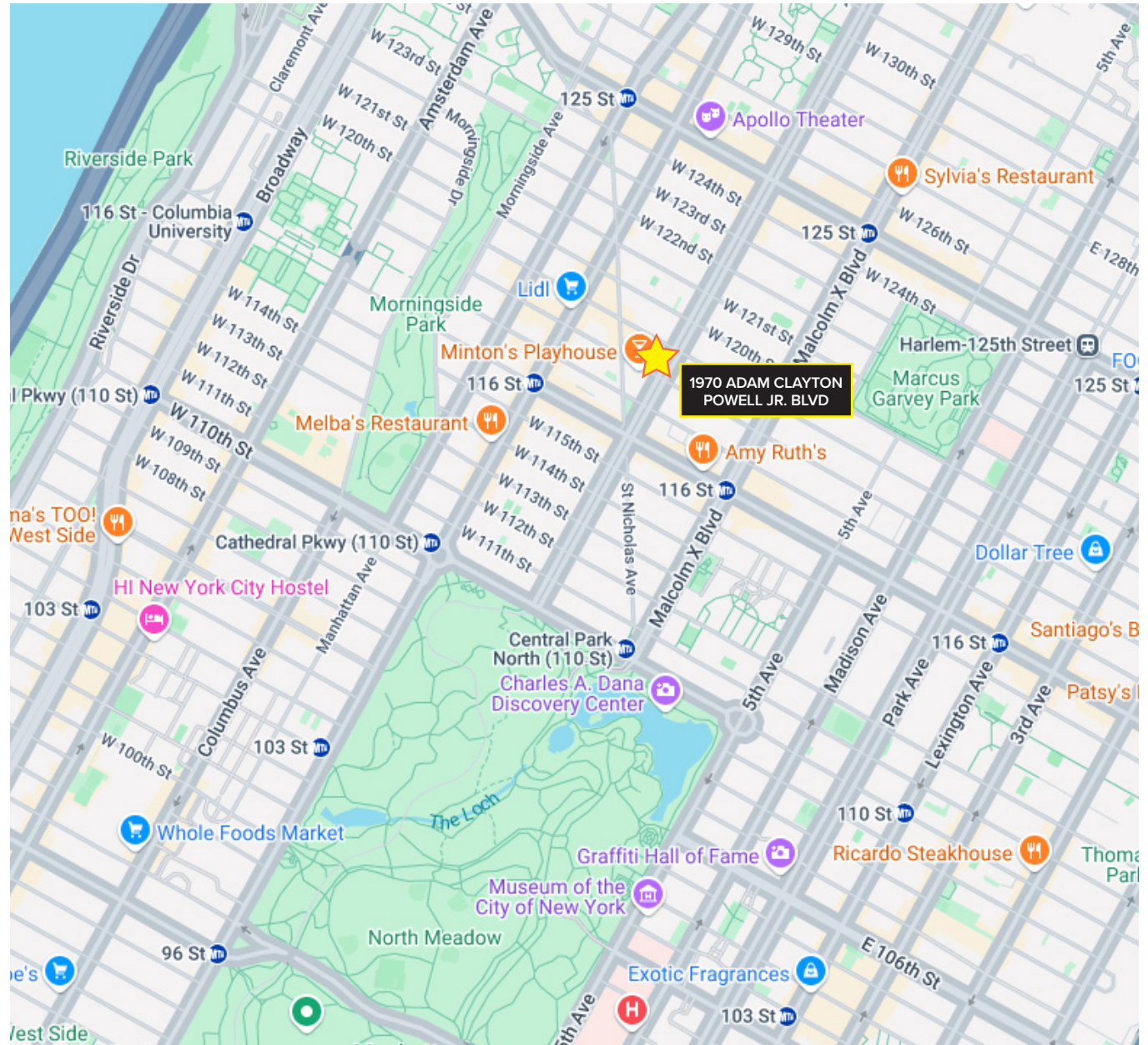


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Adam Clayton Powell Jr. Boulevard is one of Harlem's most iconic streets, running through the heart of the neighborhood in Manhattan. It's named after the influential politician and civil rights leader Adam Clayton Powell Jr. It runs north-south through the heart of Harlem, starting from 110th Street near Central Park and stretching up to 155th Street, at the border of Washington Heights. The boulevard is a vibrant part of Harlem, lined with a mix of residential buildings, small businesses, and cultural landmarks. The architecture along the street includes classic Harlem brownstones and more modern developments, reflecting the neighborhood's ongoing evolution.

The area has a rich musical heritage, with historic venues like the Apollo Theater just a few blocks away. There's a mix of old and new, with trendy restaurants, soul food spots, art galleries, and local shops coexisting alongside traditional institutions like churches and community centers.

The combination of its history and its lively present makes Adam Clayton Powell Jr. Boulevard a kind of heartbeat for Harlem.



DEMOGRAPHICS

615,755
POPULATION
2 mi radius

277,452
HOUSEHOLDS
2 mi radius

\$159,827
AVG INCOME
2 mi radius

350,016
DAYTIME POP.
2 mi radius

FOR MORE INFORMATION,
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