



For further information, kindly contact exclusive agents:

CHARLES CHAN CEO

charlesc@harvestinternational.net

516.326.8223

DAPHNE ZHOU-CHAN President

daphnec@harvestinternational.net

516.326.8200

ANNY WANLING WU Director

annyw@harvestinternational.net

516.326.8221

SCOTT XIAO XUE Associate

scottx@harvestinternational.net

516.619.7289

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

Investment Summary

As exclusive agents, Harvest International is thrilled to invite you to participate in the sale offering of a 6,386± SF retail condominium (the “Retail Condominium”) located on the south side of 33rd Street between Madison Avenue and Fifth Avenue at the base of 14 East 33rd Street, New York, NY. The Retail Condominium consists of 4,100± SF on the ground floor and 2,286± SF in the cellar.

14 East 33rd Street is within close proximity to Penn Station and surrounded by multiple MTA Subway Stations offering exceptional access to the 1, 2, 3, 6, A, C, E, N, Q, R subway lines, the MTA Long Island Rail Road (LIRR), Amtrak, New Jersey Transit and multiple bus lines.

Location:	South side of 33rd Street between Madison Avenue and Fifth Avenue
Property Address:	14 East 33rd Street, New York, NY 10016
Neighborhood:	Midtown East
Block, Lot:	862/1101
Gross Area:	Ground Floor: 4,100± SF Cellar Level: 2,286± SF Total SF: 6,388± SF
Frontage:	± 35 Feet
Zoning District:	C5-2
Real Estate Taxes:	\$118,761 (2022/2023)
Common Charges:	\$3,600± Monthly / \$43,200± Annually (2023)
Gross Income:	\$654,168
Total Expenses:	\$164,200
NOI:	\$489,968
Sale Price	Upon Request

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Property Highlights

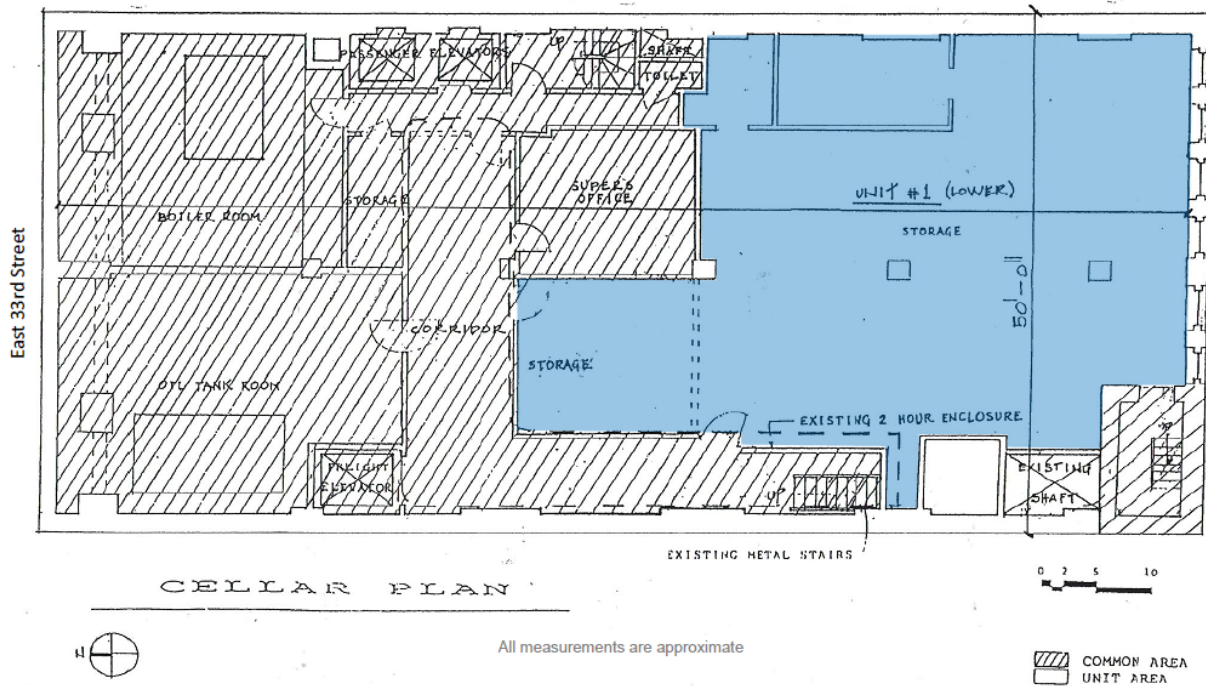
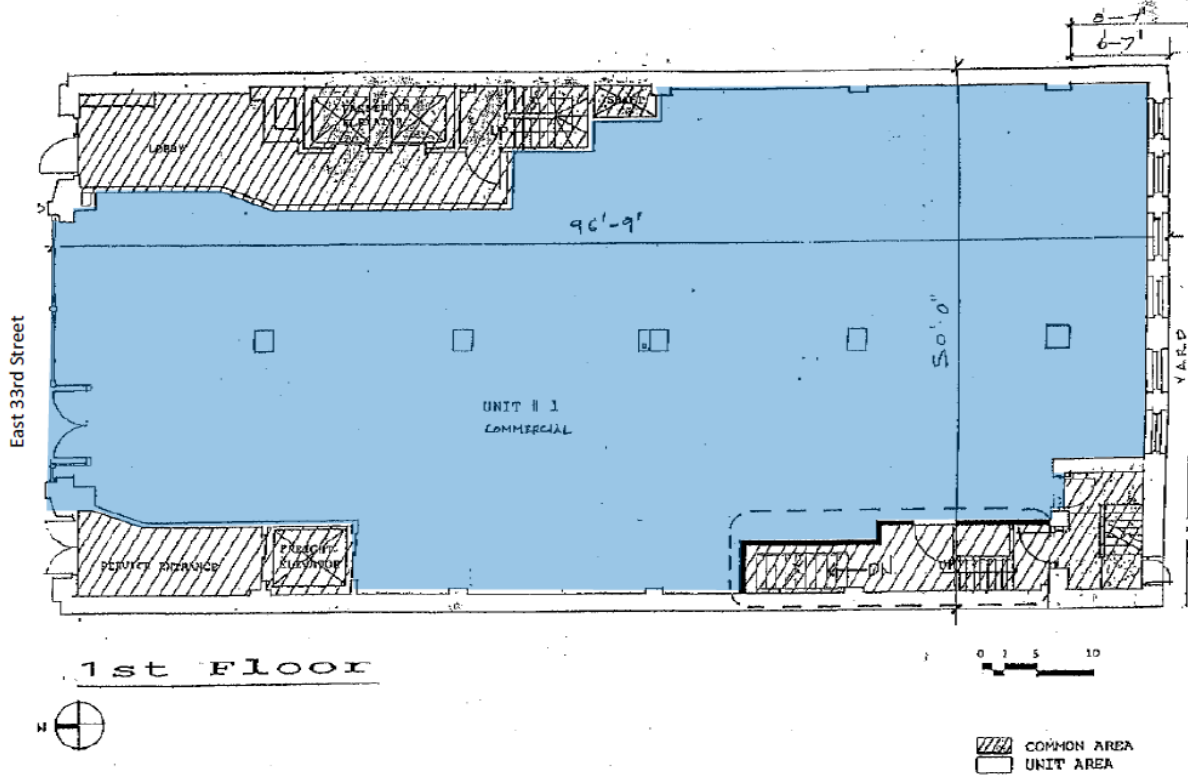
- Retail Condominium In Midtown;
- Neighboring the Empire State Building;
- Same Block As J.D. Carlisle’s 42-Story Development and Douglaston Development’s 50-Story, 250 Unit Luxury Condominium At 325 Fifth Avenue;
- Dramatic 14’ Ceiling Heights On Ground Floor;
- Strong Mix Of Local & National Retailers And Restaurants;
- Located In The Immediate Area;
- Exceptional Accessibility — 1, 2, 3, 6, N, Q, R Subway Lines and Penn Station Are Located Within A Three Block Radius.

Demographic

Demographic by Zip Code			
Total Population	56,756	Households	20,115
Median Age	32.7	Persons Per Household	1.8
Median Household Income	\$136,431	Family Total Number	9,008
Average Household Income	\$198,234	Average Family Size	2.68 people

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Floor Plan



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Area Map



 14 East 33rd Street

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