



1587 THIRD AVENUE

—
UPPER EAST SIDE, NY

Offering Memorandum

AVISON
YOUNG



Contents

Executive Summary

04

Photos

06

Location Overview

08

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Executive Summary


Avison Young is pleased to offer for sale 1587 Third Avenue (the "Property"), a vacant six-story 15,750 GSF property located on the east side of Third Avenue between East 89th and East 90th Streets on the Upper East Side. The Property is currently configured as a self-storage / warehouse facility. On the ground floor, there is a curb-cut entrance into a garage area and separate entrance into a commercial space that includes a roughly 500 SF mezzanine. Floors two through six each feature an approximately 2,750 GSF floor-through unit. With flexible C1-9 zoning, the property allows for multiple business plans to maximize the value of the asset. For example, the building can be kept as self-storage / warehouse, converted to other similar commercial uses, or redeveloped into luxury residential rentals/condominiums. The property also features 11,750 SF of available air rights.


The Property is surrounded by transportation options, including the East 86th Street/Lexington Avenue Subway station servicing the **4 5 6** trains and the 2nd Avenue/96th Street station servicing the **NQR** trains. For those preferring to travel by car, the FDR Drive is three blocks to the east and provides connection to lower Manhattan, Queens, Brooklyn, the Bronx and Westchester County.


1587 Third Avenue provides investors and owner-users alike a unique opportunity to acquire a property offering a variety of potential successful business plans in an evergreen submarket. The currently vacant status of the property coupled with the flexible zoning and available air rights presents the opportunity to redevelop the building and take advantage of the scarcity of land in Manhattan.


Asking Price:
\$10,000,000


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Attractive Upper East Side Location
- 

Curb-cut with Drive-in Garage
- 

Potential for Redevelopment
- 

11,750 SF of Available Air Rights
- 

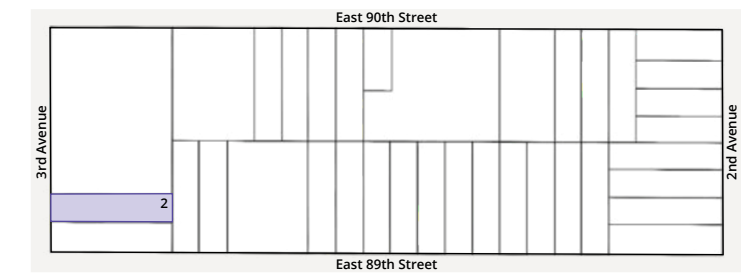
User Potential
- 

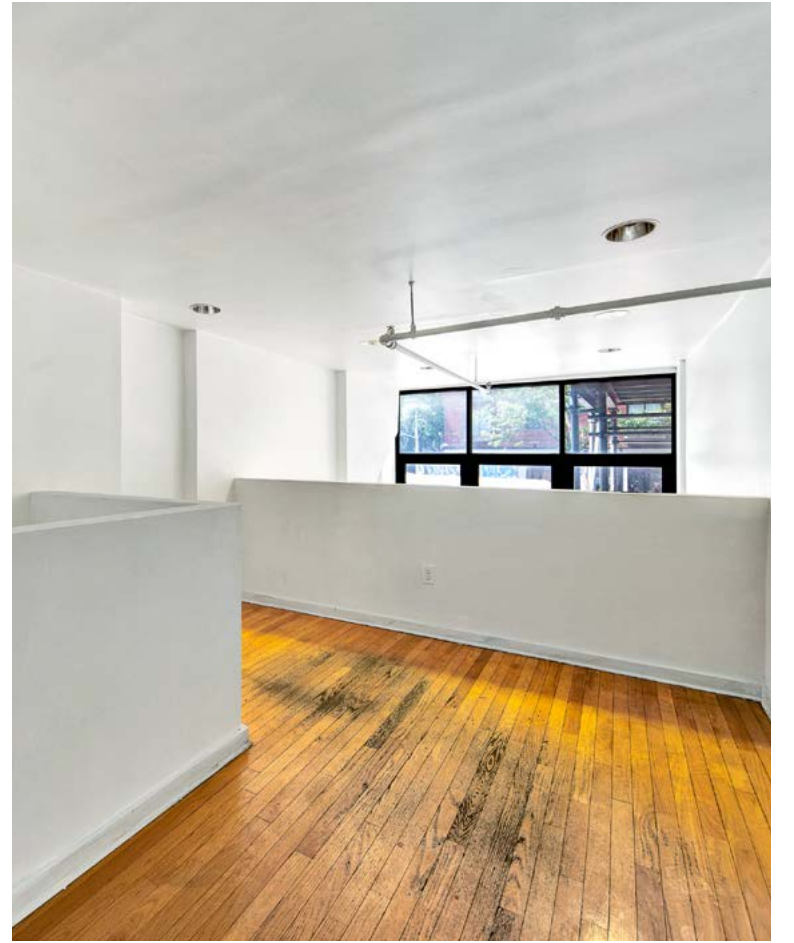
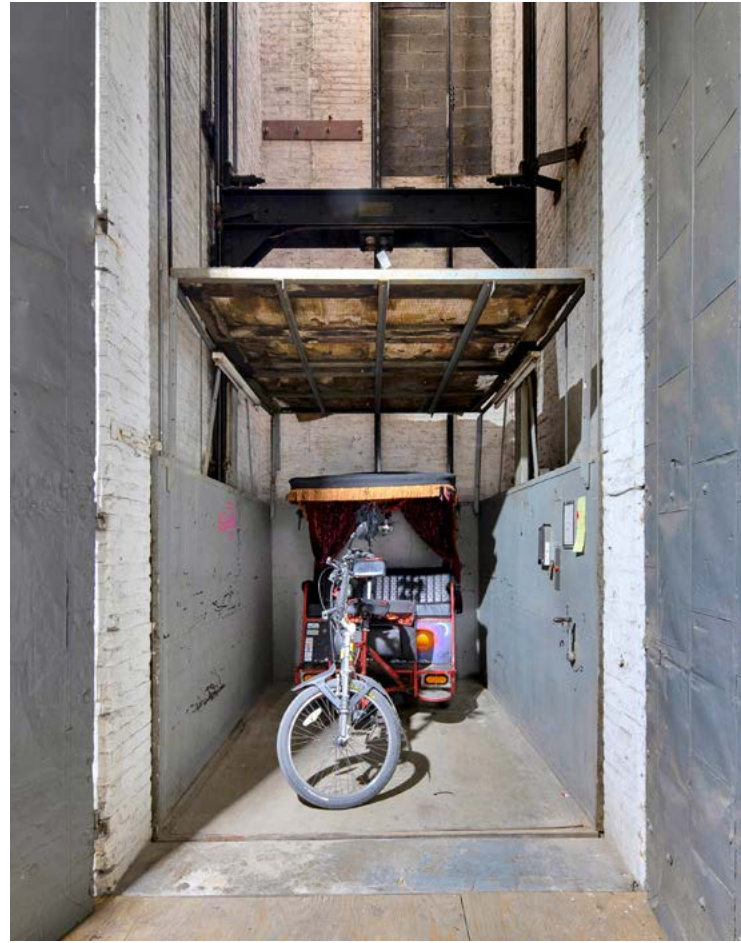
Delivered Vacant
- 

Flexible C1-9 Zoning

Property Details

Address	1587 Third Avenue
Block / Lot	1535 / 2
Submarket	Upper East Side
Cross Streets	East 89th and 90th Streets
Frontage	25 Feet
Lot Size	2,750 SF
Stories	6
Gross SF	15,750 SF
Unit(s)	7 Units(s)
Garage	1 Units(s)
Office	1 Units(s)
Self-Storage	5 Units(s)
Tax Class	4
RE Tax Assessment (24/25)	\$963,000
Tax Rate (24/25)	10.592%
Tax Rate (24/25)	\$102,001





Location Overview

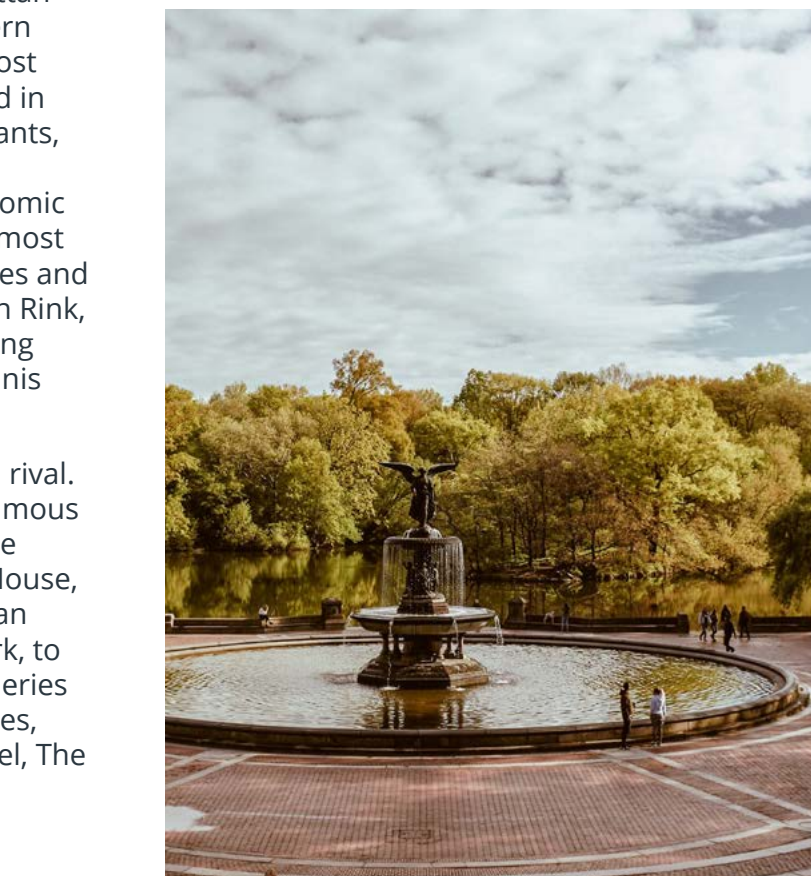
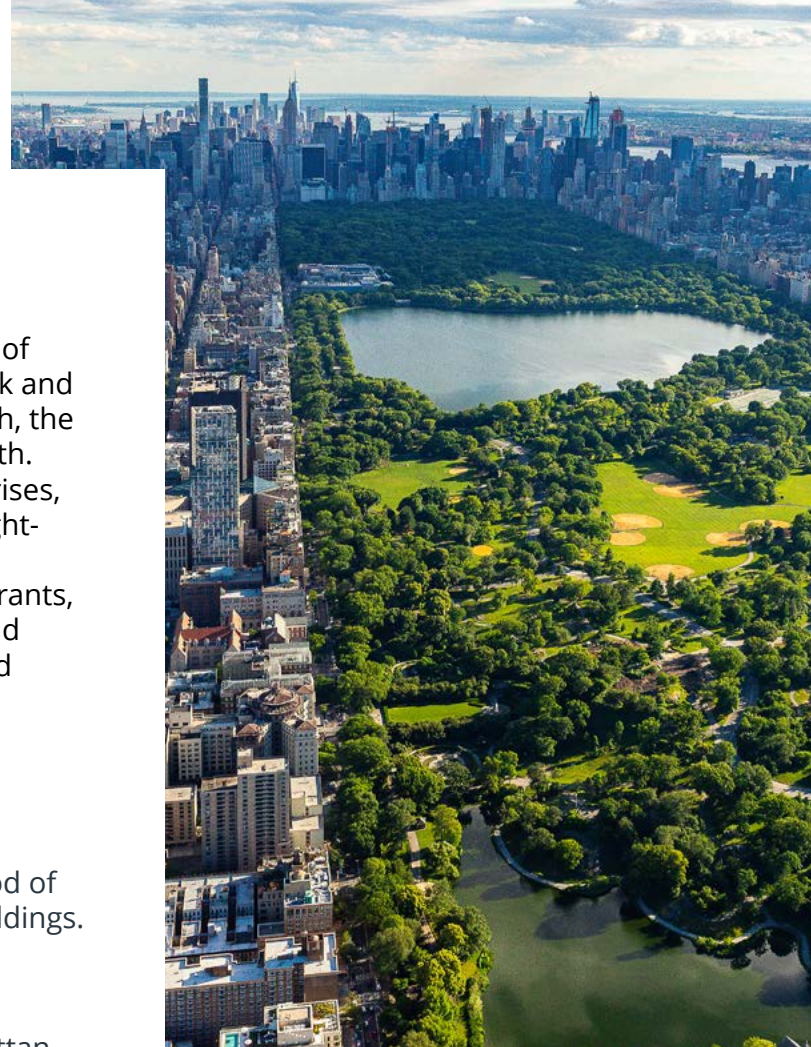
1587 Third Avenue is located on the Upper East Side of Manhattan, a neighborhood bounded by Central Park and Fifth Avenue to the west, East 96th Street to the north, the East River to the east and East 59th Street to the south. With a mix of classic brownstones and upscale high rises, the Upper East Side is one of Manhattan's most sought-after addresses. The coveted neighborhood has long been known for its affluent residents, elegant restaurants, prestigious schools, and museums as well as high-end shops along Madison Avenue. The median household income is \$230,000.

Upper East Side

Growing dramatically from its 20th century roots as a thriving middle class residential neighborhood, the Upper East Side has transformed into a neighborhood of mansions, townhouses and luxurious apartment buildings. Today, the neighborhood is ranked as one of the top places New Yorkers choose to live, work, and play.

The Upper East Side's intersection of a prime Manhattan location, incredible architectural wonders, and modern amenities has made the neighborhood one of the most desirable in New York. It is the densest neighborhood in terms of population, making it a hot spot for restaurants, shopping, and nightlife. During the day, residents populate the areas well-known eateries, and gastronomic favorites. Nearby Central Park remains Manhattan's most unique natural features, offering year-round amenities and attractions such as Shakespeare in the Park, Wollman Rink, and the Central Park Zoo as well as running and cycling trails, horse drawn carriages or horseback riding, tennis courts and more.

For Museum enthusiasts, the Upper East Side has no rival. Of course, the neighborhood is home to the world-famous Metropolitan Museum of Art, but beyond the Met, the Upper East Side's "Museum Mile" includes the Frick House, the Guggenheim Museum, Cooper Hewitt Smithsonian Design Museum, and the Jewish Museum of New York, to name a few. There are also numerous renowned galleries and hotels in the area, such as the Acquavella Galleries, Kraushaar Galleries, The Carlyle Hotel, The Mark Hotel, The Pierre and the Plaza Athenee.



Madison Avenue Retail

Madison Avenue is a well-known street in Manhattan that is recognized for its high-end retail stores and luxury fashion boutiques. The street is home to some of the most prestigious fashion brands in the world, including Chanel, Gucci, Prada, Valentino, and Louis Vuitton, among others. Madison Avenue has long been considered a premier destination for luxury shopping in the United States, reflected by the retail offerings along the avenue. The stores on Madison Avenue cater to a wealthy clientele and feature some of the most exclusive and expensive fashion and jewelry collections in the world.

The retail landscape on Madison Avenue has evolved over time, with new stores and designers joining the established brands that have been a part of the corridor for decades. In addition to fashion and jewelry stores, Madison Avenue is also home to high-end art galleries, antique dealers, and interior design shops, making it a destination for those interested in luxury goods and high-end design.

Strong Rental Growth Trends

Madison Avenue rents peaked between 2014 and 2016 when The Real Estate Board of New York pegged asking rents along prime Madison real estate at more than \$1,600 a square foot on average. Rental averages in the area are now steady in the \$600s/SF and are projected to continue rising over the next few years, reaching the \$800s/sf by 2026. Visitor volume is also increasing, with reports showing the number of visitors to Madison Avenue between 57th and 86th Streets increasing 6.67 percent year-over-year in December 2022.

Central Park

Central Park is a world-famous urban park located in the heart of Manhattan. It covers 843 acres (341 hectares) and stretches from 59th Street to 110th Street and from Fifth Avenue to Central Park West. The park was designed by Frederick Law Olmsted and Calvert Vaux and opened in 1858.

Central Park is one of the most popular tourist attractions in New York City and receives millions of visitors every year. The park features numerous attractions, including walking paths, bike paths, lakes, ponds, fountains, gardens, and playgrounds. It is also home to several famous landmarks, such as the Central Park Zoo, the Great Lawn, the Bethesda Fountain, and the Central Park Conservatory Garden.

The park is also a popular location for outdoor recreational activities, such as jogging, cycling, picnicking, and ice-skating in the winter. It also hosts a variety of cultural events, concerts, and performances throughout the year. Central Park is an iconic park and a beloved symbol of New York City.



Upper East Side Multifamily Market

Among New Yorkers, the Upper East Side is known as the center of upscale real estate where elite New Yorkers make their homes. For this reason, it has become the promise land for New Yorkers longing for an elite zip code. Its popularity is due to its ideal location beside the most famous park in New York and close to many of the city's most beautiful landmarks, including the Midtown Manhattan skyscrapers, as well as some of the best private schools. For this reason, the Upper East Side has become a popular destination especially for families. Up and down the avenues between the East River and the park, large luxury apartment buildings and impressive townhouses face each other across tree-lined streets. Despite being the most sought-after areas to live in New York, the area isn't exclusively for Manhattan's wealthiest residents. Residents can also find affordable options within this idyllic neighborhood.

Transportation

The Upper East Side allows for considerable access to all parts of Manhattan, as well as to prime areas in Queens and areas of Upper Manhattan. This area of Manhattan has long been serviced by the **4 5 6** lines, which follows Lexington Avenue up and down the neighborhood - connecting Upper East Siders to the rest of the east side of Manhattan. Today, the extension of the 2nd Avenue **Q** line gives Upper East Siders even more access to the rest of the city, with lines tracing 2nd Avenue in the Upper East Side and connecting New Yorkers to mid-Manhattan locations as well as to Queens via transfer to the **NRW**.

For New Yorkers who travel by bus, the Upper East Side boasts options on almost every avenue across the neighborhood. The 31 line follows York Avenue, the 15 up 1st and 2nd Avenue, the 101,102, and 103 lines on 3rd Avenue and Lexington, and the 2,3,4 lines up and down Madison Avenue and 5th Avenue.

New Yorkers who enjoy driving their own cars will have easy access to the Island's fastest roadways. The FDR affords expeditious access up and down the island as well as Queens, Brooklyn and Long Island, including the Hamptons via the Ed Koch Queensborough Bridge or Queens Midtown Tunnel.

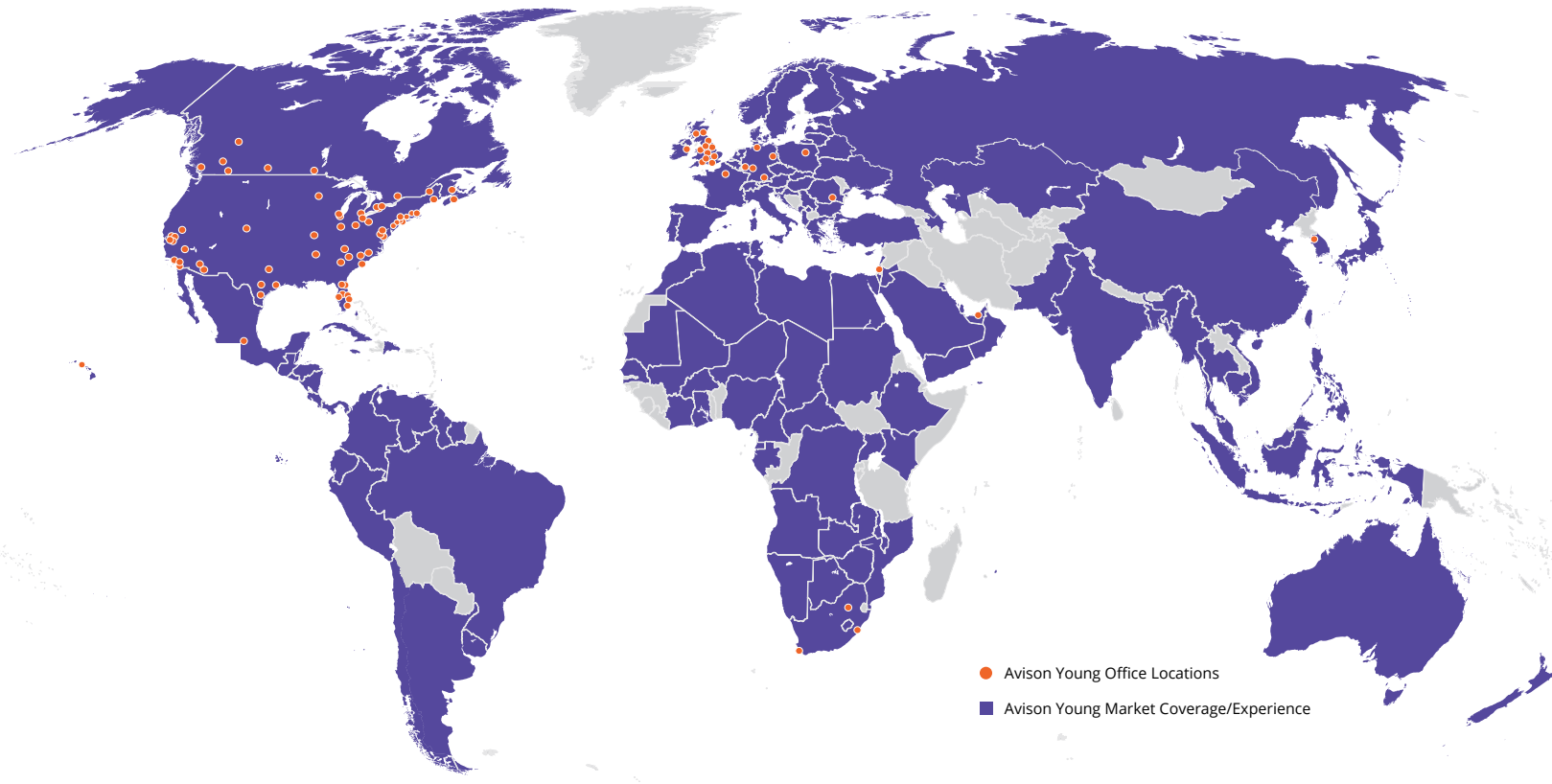


Avison Young

Avison Young is a global real estate advisor built to create real economic, social, and environmental value, powered by – and for, people. We believe there is a vital role for our sector in creating healthy, productive workplaces for employees; cities that are centers of prosperity for its citizens and; built spaces and places that create a net benefit to the economy, the environment and the community. Our people organize around our clients' opportunities and work as colleagues to focus on their success.

For more information, please visit avisonyoung.com.

Avison Young is built on the belief that commercial real estate isn't just about the buildings and the square footage and the occupancies. At its best, it's about spaces and places that improve lives and help businesses thrive for the employees, citizens and communities that make impact matter.



Avison Young by the Numbers



5,000

Real estate professionals



100+

Offices worldwide



17

Countries worldwide



1978

Year founded

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- Occupier Valuation and Advisory
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- Data Centers
- Healthcare
- Life Sciences
- Private Equity
- Project Management Specialty
- Senior Housing
- Sustainability

Unified Sales Group

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 Brent Glodowski Director	 Mitchell Levine Director	 David Shalom Director	 Eric Karmitz Director	 Fritz Richter Director	 Patrick Madigan Director
 Alexandra Marolda Associate Director	 Ryan McGuirl Associate Director	 Noah Kossoff Associate Director	 Ed Nelson Senior Associate	 Joseph Moran Senior Associate	 Kyle Sabath Associate
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