

EXCLUSIVE 2606 BROADWAY RETAIL CONDOMINIUM NEW YORK, NY 10025



Available Retail

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INVESTMENT SALES

EXCLUSIVE

2606 BROADWAY, NEW YORK, NY 10025

AKA 215 WEST 98TH STREET | MANHATTAN VALLEY | RETAIL CONDO | 1,811 SF

ASKING PRICE:

~~\$2,250,000~~ \$1,450,000

RETAIL CONDO | GROUND FLOOR & BASEMENT

This retail condominium is one of six retail units located on the ground floor at The Gramont, a 96-unit, 173,686 SF pre-war residential condominium building. The opportunity presented is one retail unit that will be delivered vacant with 800 SF of ground floor space and 1,011 SF of basement space. The other retail tenants in the building include Dunkin Donuts/Baskin Robbins, 99 Cent Planet, Petqua (pet store), and NY Smiles Dental. Manhattan Valley, which is the northern part of the Upper West Side, is a charming neighborhood characterized by its sloping streets and eclectic mix of buildings. The area features pre-war apartment buildings, classic New York brownstones, and modern developments such as Columbus Square. Known for its strong sense of community, rich history, and proximity to Central Park and Riverside Park, Manhattan Valley offers a tranquil yet vibrant urban living experience. The Property is conveniently located just two blocks north of the West 96th Street / Broadway [1, 2 & 3] Trains.

PROPERTY INFORMATION

ADDRESS	2606 Broadway
BLOCK / LOT	1870 / 1104
PROPERTY TYPE	Retail Condominium
MARKET (SUBMARKET)	Manhattan (Manhattan Valley)
LOCATION DESCRIPTION	NE Corner Broadway & NE 98 th St
BUILDING LOT AREA	19,710 SF
RETAIL CONDO LOT AREA	760 SF
BUILDING DIMENSIONS	100.92' x 202.35' (IRR)
RETAIL CONDO DIMENSIONS	19' x 40' (Ground Floor)
YEAR BUILT	1911
ZONING	R9A, R8B, C1-5, EC-3


EXPENSES


EXPENSES	
REAL ESTATE TAXES (2025/2026)	\$34,000
CAM (\$1500 / MO)	\$18,000
TOTAL EXPENSES	\$52,000


PRICING METRICS

PRICE	\$1,450,000
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INVESTMENT HIGHLIGHTS

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Use Group 6 Retail and service establishments that serve local shopping needs, such as food and small clothing stores, beauty parlors, and dry cleaners.
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Prime Retail Corridor Highly trafficked corridor on Broadway with an abundance of retail stores and restaurants
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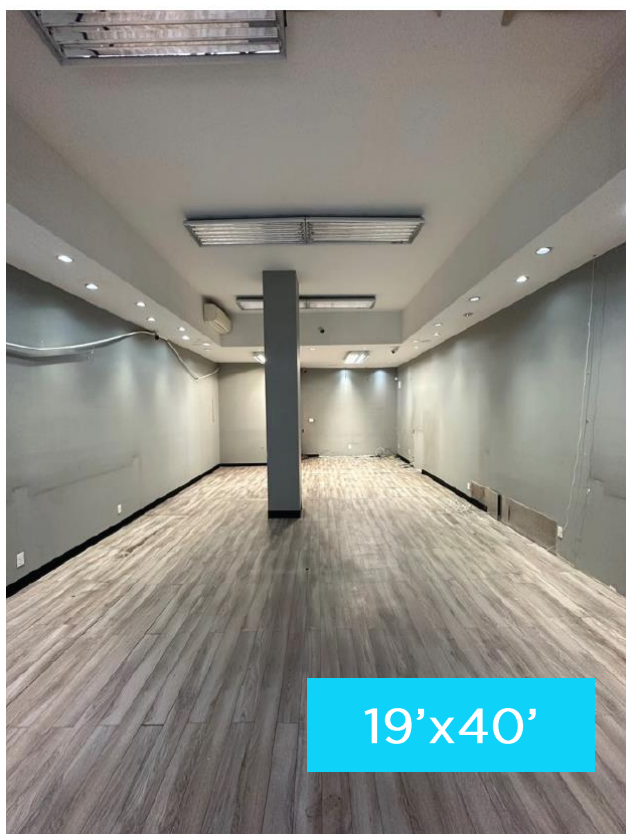
End User Deal Opportunity for an end user to own and occupy a space to operate their business in a busy neighborhood close to major transportation.



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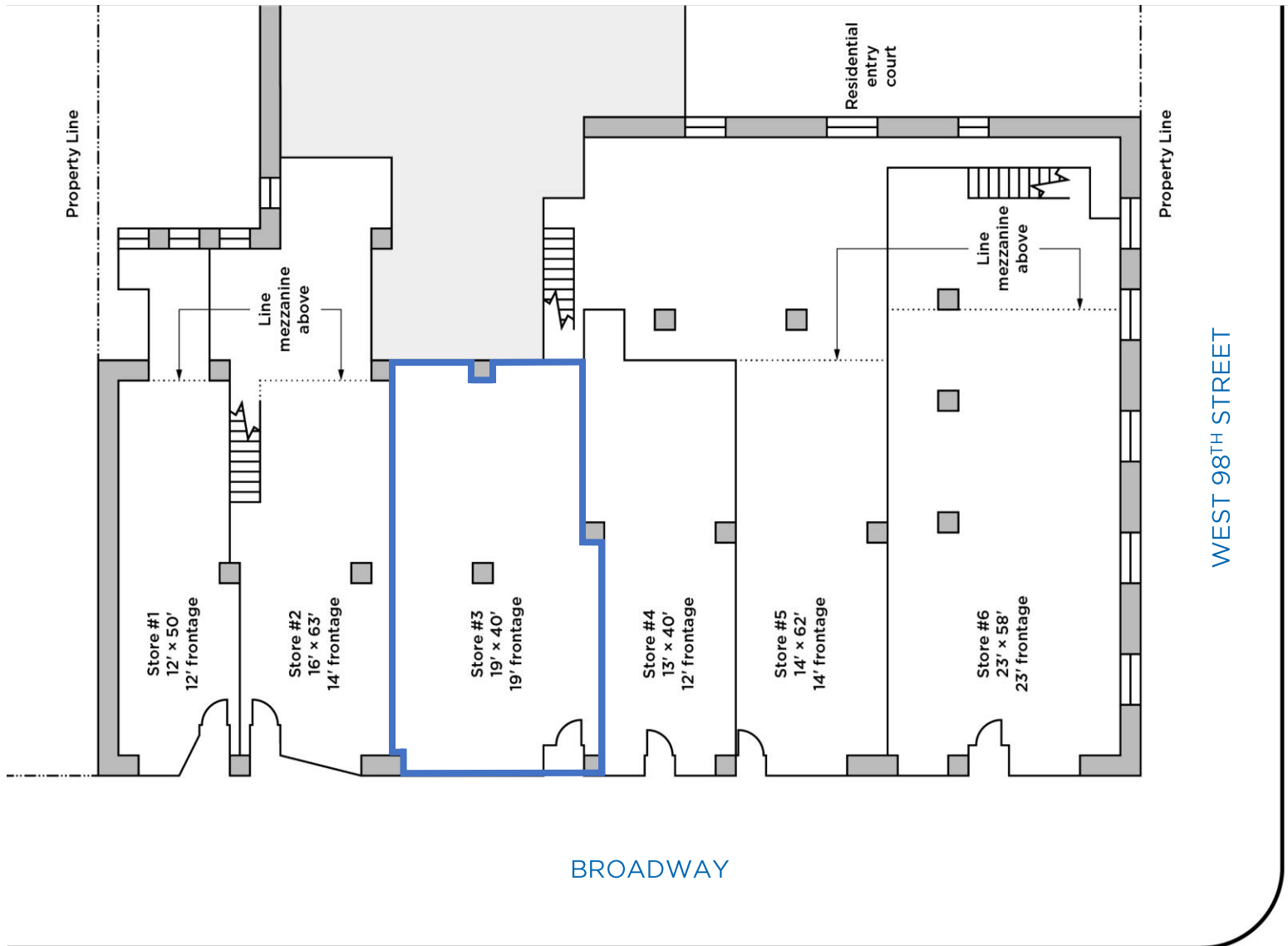
PROPERTY PHOTOS - RETAIL CONDO INTERIOR



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PROPERTY PHOTO - RETAIL CONDO FLOORPLANS



NOTABLE NEARBY RETAIL ON BROADWAY

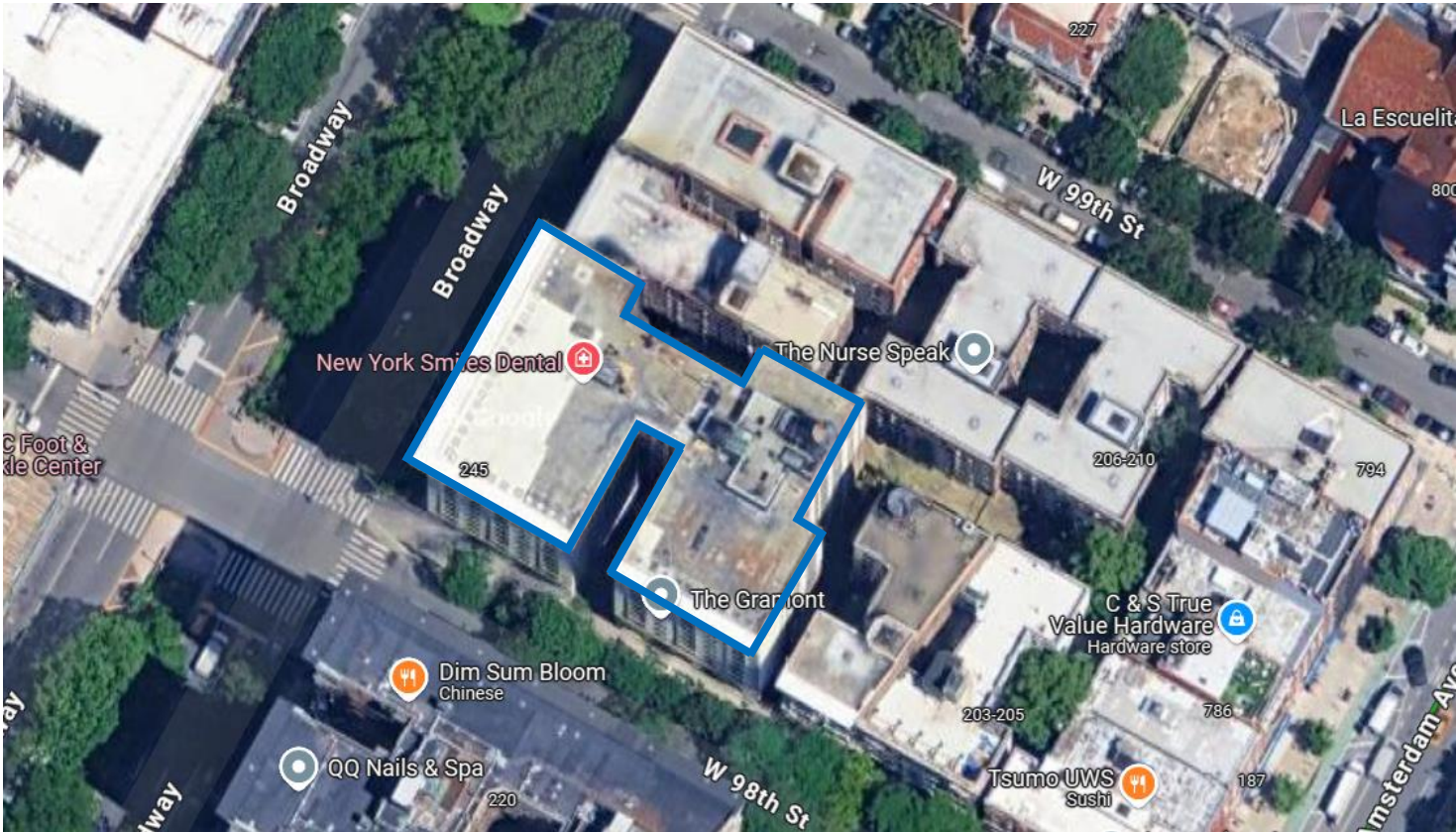


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PROPERTY PHOTO - AERIAL



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PROPERTY PHOTOS



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PROPERTY PHOTOS

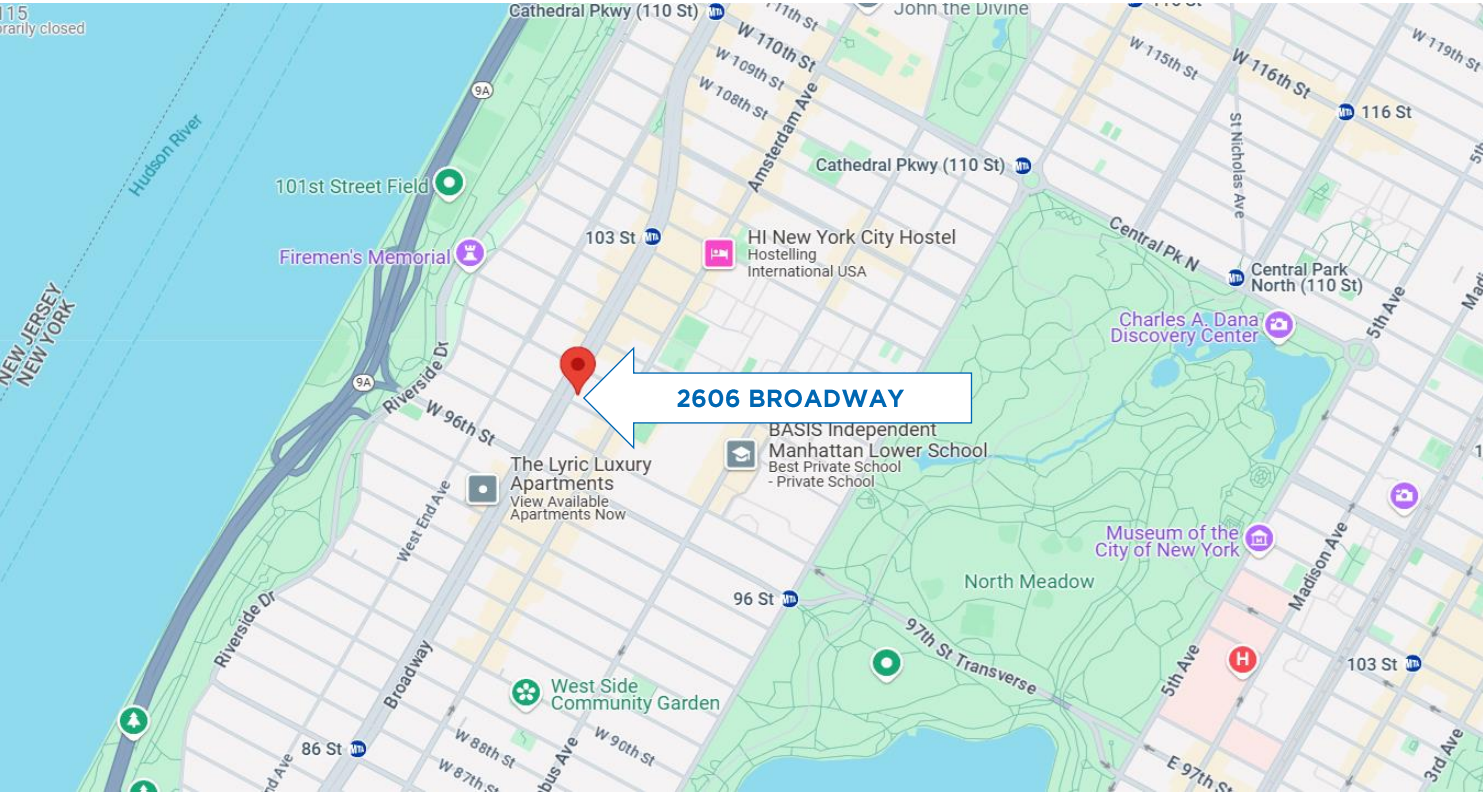


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PLOT & NEIGHBORHOOD MAPS



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