

2280 Frederick Douglass Boulevard

New York, NY 10027

FOR SALE

Premier Central Harlem
Retail Condominium

Ariela
CREA Partner



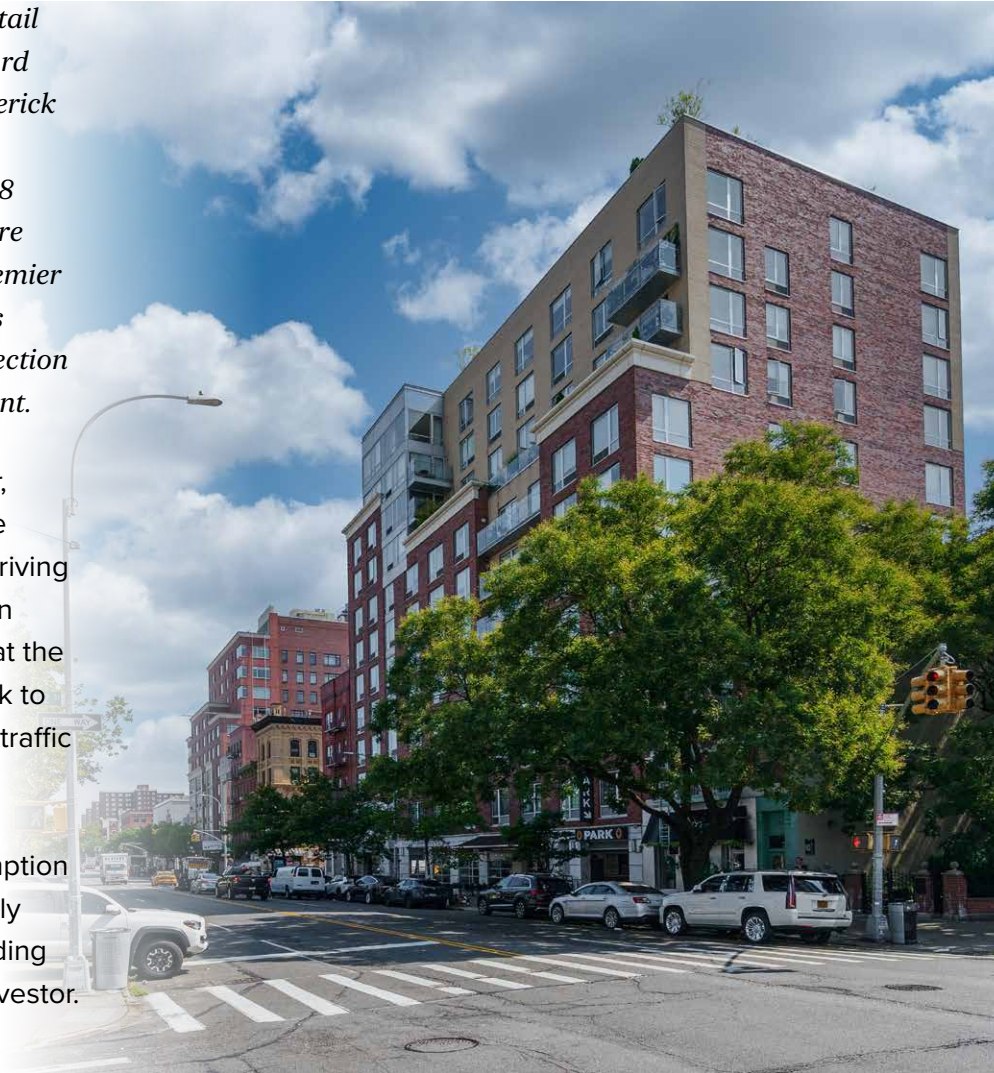
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Premier Central Harlem Retail Condominium | **FOR SALE**

Ariel Property Advisors is pleased to present the retail condominium at 2280 Frederick Douglass Boulevard (the "Unit"), located off West 123rd Street and Frederick Douglass Boulevard. Situated on the ground floor of a luxury 12-story doorman condominium with 88 residential units, the retail condo totals 8,954 square feet at grade and is currently configured as two premier spaces. Section 1 comprises 2,523 square feet and is occupied by the popular local restaurant 'cheles. Section 2 consists of 6,431 square feet and is currently vacant.

Just steps from the bustling 125th Street corridor, 2280 Frederick Douglass Boulevard offers prime retail frontage in the heart of Central Harlem's thriving commercial and cultural hub. Positioned between West 122nd and 123rd Streets, the property sits at the edge of Morningside Park and within a short walk to Columbia University, benefiting from strong foot traffic and excellent transit access.

The Unit is further enhanced by a 421a Tax Exemption in place through 2036. While Section 1 is currently leased, Section 2 will be delivered vacant, providing Flexibility and optionality for an owner-user or investor.



Exclusively Represented By
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For Financing
Information:
Matthew Swerdlow x56
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Asking Price: \$5,900,000

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- 8,954 SF retail condominium with 85 feet of frontage, subdivided into two distinct spaces with separate entrances along Frederick Douglass Boulevard
- Situated on the ground floor of 2280 FDB, an 88-unit luxury doorman condominium built in 2010
- 421a Tax Exemption in place through 2036
- Individually metered for electric with in-unit HVAC systems and exterior condensers; fully vented for potential restaurant use
- Owner/Operator incentive potential – may qualify for NYCIDA, New York State, and Federal tax benefits
- Well-positioned in Central Harlem steps from 125th Street, offering strong retail visibility near Morningside Park, Columbia University, and major transit with consistent foot traffic
- Vacant space allows for potential front/back partition
- Close proximity to subway lines: A, B, C, D, 2, & 3

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Property Information

Block / Lot	1928 / 1502
Total Retail Condo SF	8,954
Stories	1
Assessment (25/26)	\$934,120
Exemption Amount	(\$925,211)
Non-Exempt Tax Bill	\$100,530
Current Taxes (25/26)	\$959
Exemption Expiration Year	2036

*All square footage calculations are approximate

Rent Roll

Unit	Unit Status	Unit Size	\$ Rent / SF	Actual / Projected	Monthly Rent	Lease Expiration	Tax Reimbursement*
Ground Floor - Section 1 (Restaurant)	Comm	2,523	\$69	Actual	\$14,500	5/1/2034	\$315
Ground Floor - Section 2	Comm	6,431	\$55	Projected	\$29,475	-	
*33.33% of taxes over the base year of July 1 2024 - June 30, 2025.							
** Restaurant Tenant pays 33% common area charges							
Total Monthly Income					\$43,975		
Total Annual Income					\$527,705		

Asking Price: \$5,900,000

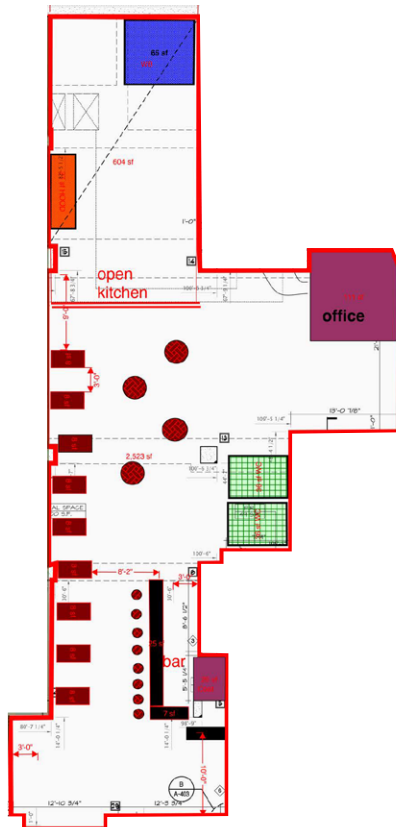
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Section 1



Interior Photos & Floor Plans

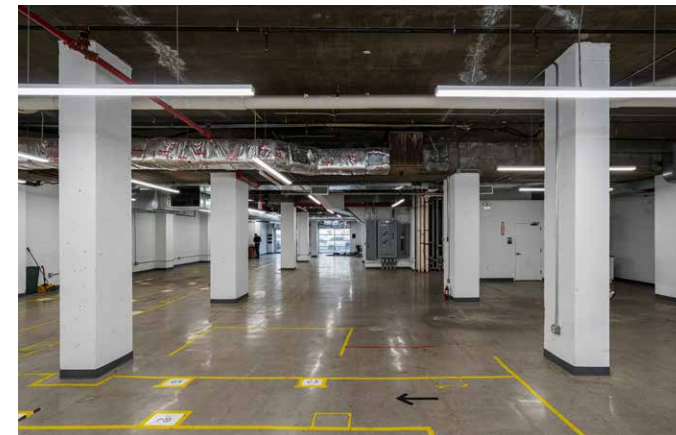
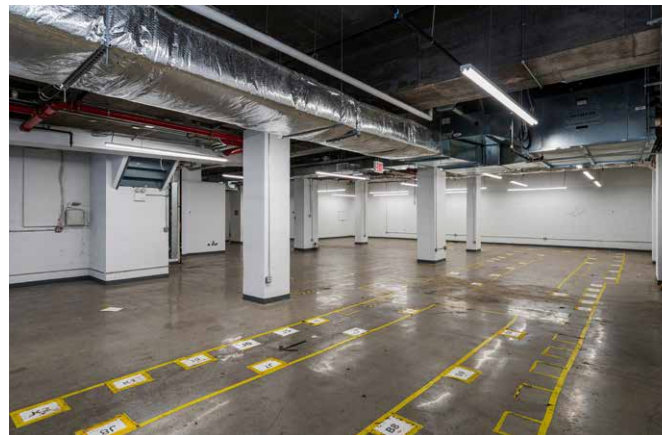
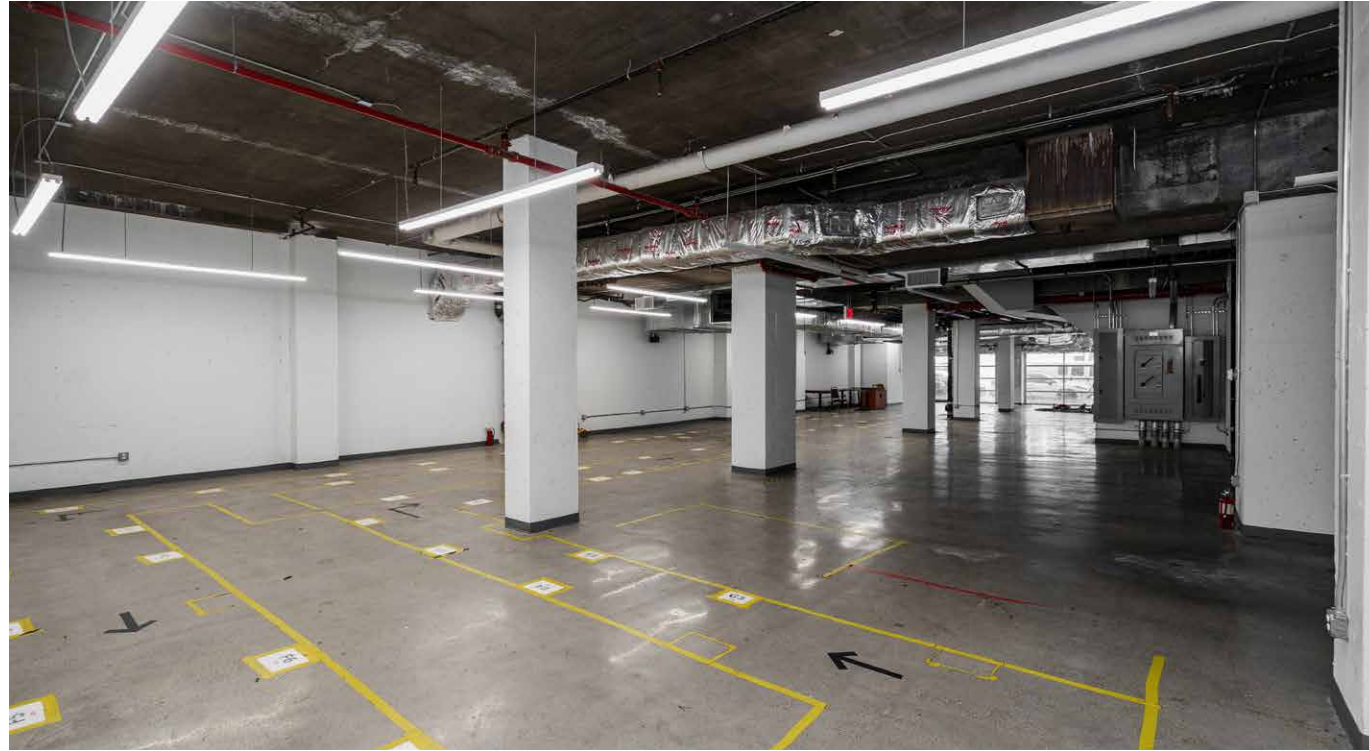
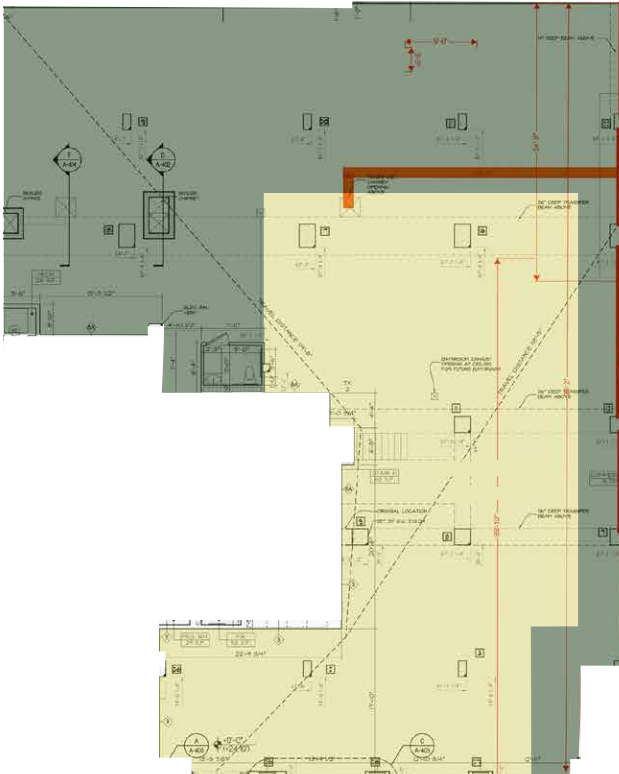


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Section 2

Interior Photos & Floor Plans



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Financial Summary

Potential Gross Annual Income	\$527,705	
Less Vacancy Rate Reserve (7.00%):	(\$36,939)	
Gross Operating Income:	\$490,766	
Less Expenses:	(\$43,351)	8% of SGI
Net Operating Income:	\$447,414	
Net Operating Income (w/ Full Taxes):	\$347,843	

Unit Breakdown

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Comm	2	\$21,988	\$43,975	\$527,705
Total Income:			\$43,975	\$527,705

Expenses (Actual*/Estimated)

Real Estate Taxes (25/26)	\$959
Full Taxes	\$100,530
Insurance	\$13,431
Common Area Maintenance	\$12,000
Repairs & Maintenance	\$2,239
Legal/Miscellaneous	\$4,908
Management	\$9,815
Gross Operating Expenses (w/ Tax Exemption):	\$43,351
Gross Operating Expenses (Full Taxes):	\$142,922

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Anchored by the world-famous Apollo Theater, Central Harlem's 125th Street retail corridor stands as a vibrant and evolving commercial hub that successfully blends its rich cultural history with a dynamic mix of national retailers and local businesses.

Transportation Score



100

Public Transportation



99

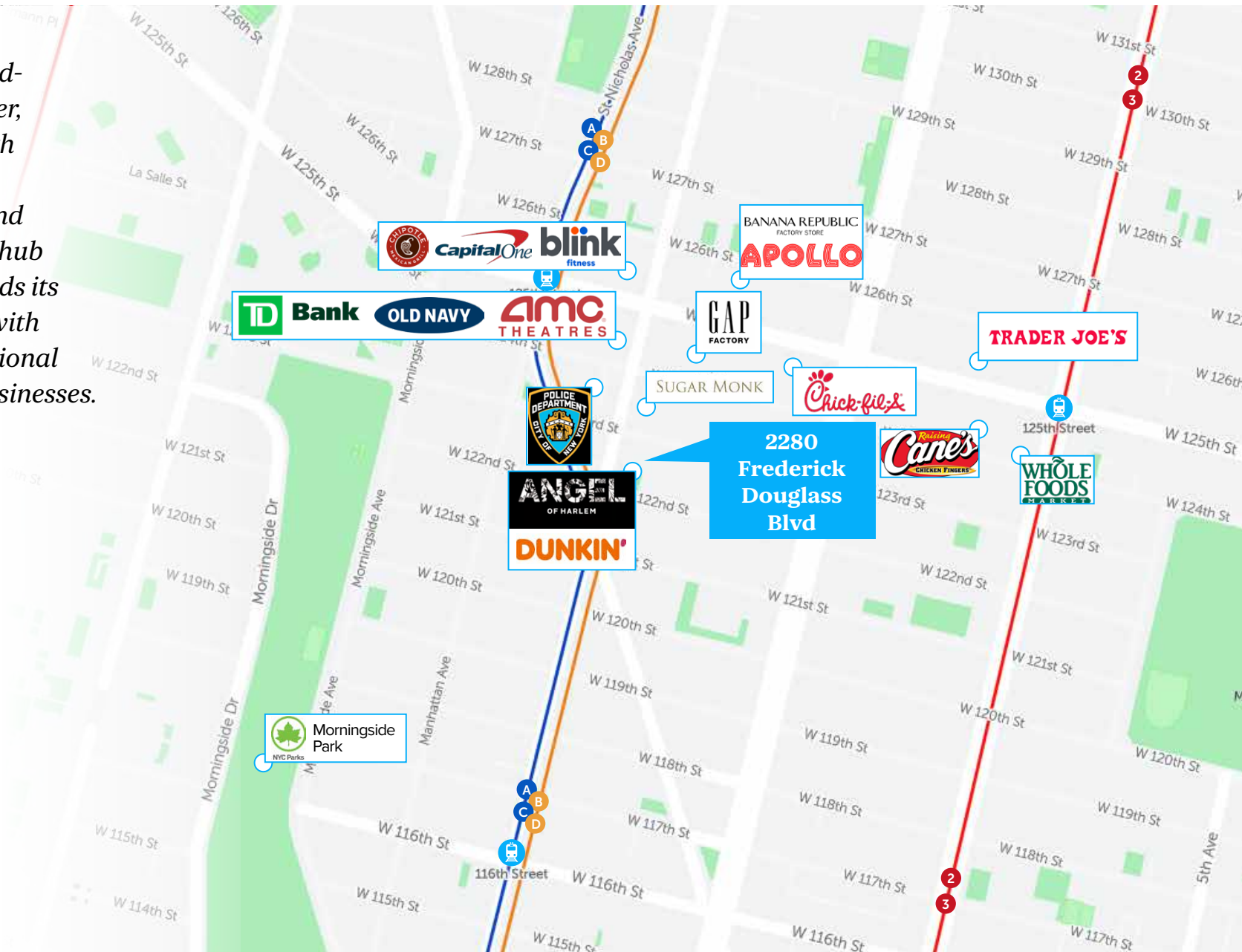
Walker's Paradise



83

Rider's Paradise

[Visit Walk Score Website](#) →





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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates, and indicated uses 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. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. August 22, 2025 5:41 pm