

FOR SALE

3600-3610 Broadway New York, NY 10031

Prime Corner Location
Three Mixed-Use Buildings
Hamilton Heights

Ariela
A member of GREA

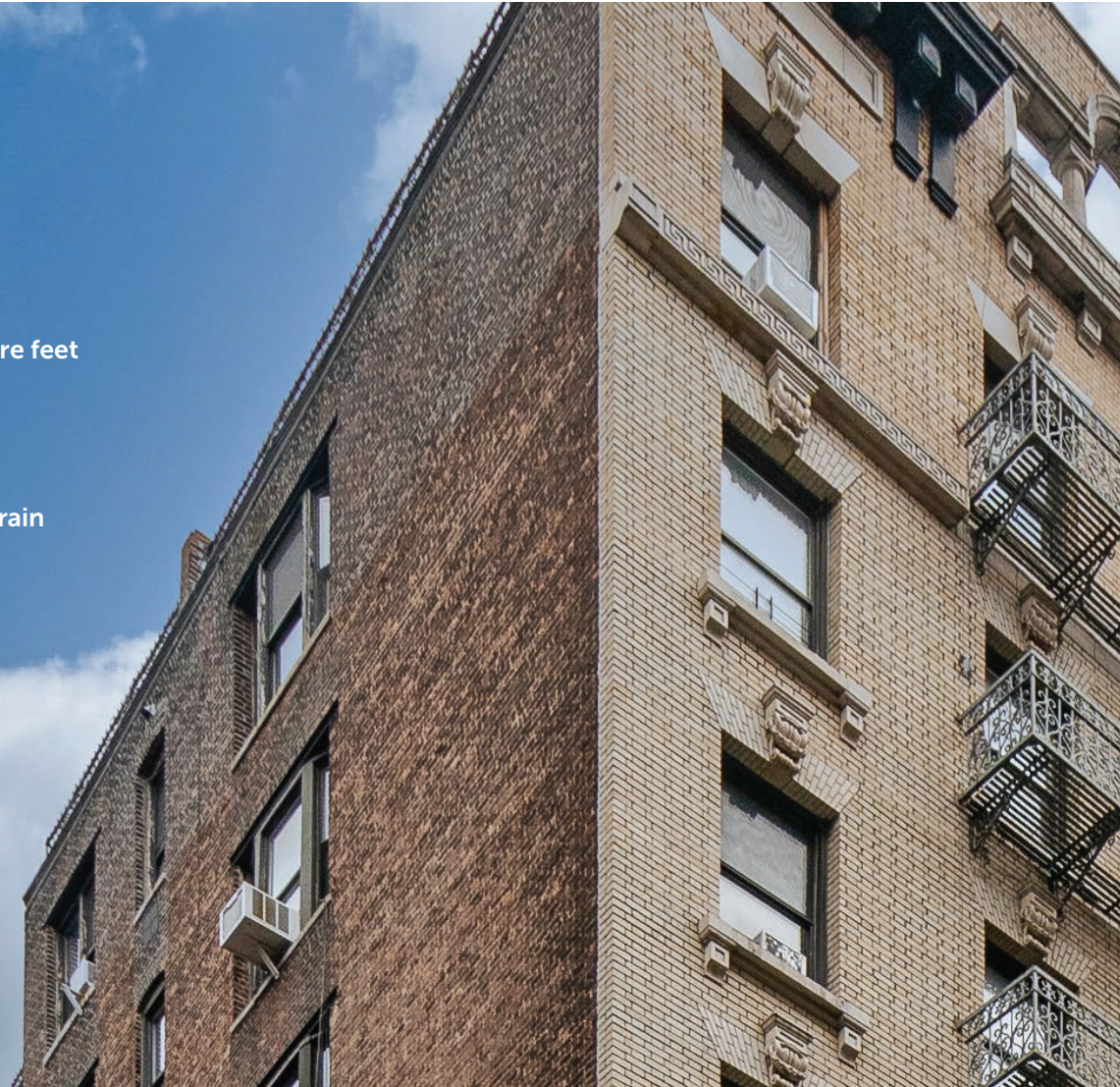


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- Highly visible prime corner location on iconic Broadway
- 3 contiguous walk-up buildings grossing approximately 47,000 square feet
- 125' of retail frontage along Broadway
- Excellent transportation access located two blocks away from the 1 train
- 14 free-market residential units
- Well-maintained buildings and concentrated scale
- Two blocks away from the 145th street Retail corridor



Asking Price: \$12,500,000 | \$265 / \$/SF | \$265,957 / \$/Unit | 7.74% / Cap Rate | 7.46 / GRM

For More Information Contact Our Exclusive
Sales Agents at **212.544.9500 | arielpa.nyc**

Victor Sozio x12
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Erik Moloney x24
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For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

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Lot Sq. Ft.	12,492
Commercial Units	11
Residential Units	36
Total Units	47
Building Sq. Ft.	47,200
Buildable Sq. Ft.	89,942
Air Rights Sq. Ft.	42,742
Assessment (24/25)	\$2,650,500
Tax Commision Reduction	(\$41,372)
Real Estate Taxes (24/25)	\$326,141

*All square footage/buildable area calculations are approximate

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	3600-3602 Broadway	3604-3606 Broadway	3608-3610 Broadway
Block / Lot	2080 / 1	2080 / 3	2080 / 62
Lot Dimensions	49.92' x 100'	37.5' x 100'	37.5' x 100'
Lot Sq. Ft.	4,992	3,750	3,750
Building Dimensions	49.92' x 88'	38' x 88'	38' x 88'
Walk-up / Elevator	Walk-Up	Walk-Up	Walk-Up
Stories	5	5	5
Commercial Units	3	4	4
Residential Units	19	9	8
Total Units	22	13	12
Building Sq. Ft.	18,800	14,400	14,000
Zoning	R8 / C1-4	R8 / C1-4	R8 / C1-4
FAR	7.2	7.2	7.2
Buildable Sq. Ft.	35,942	27,000	27,000
Air Rights Sq. Ft.	17,142	12,600	13,000
Tax Class	2	2	2
Assessment (24/25)	\$1,064,160	\$940,050	\$646,290
Tax Commision Reduction	-	(\$41,372)	-
Real Estate Taxes (24/25)	\$133,020	\$112,335	\$80,786

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3600-3602 BROADWAY

TENANT	Dunkin'	7 Days Convenience	The Handpulled Noodle
Size	846	546	406
Lease Expiration	11/30/2034	12/31/2031	07/31/2029
Rent \$/SF	\$142	\$114	\$127
Renewal Options	Two Five (5) Year Terms	-	-
Current Rent Per Month	\$10,000	\$5,174	\$4,306
Escalations	3%	4%	3%
Water Reimbursements	\$5,444	\$1,211	\$10,235
Base Year	2024/2025	2021/2022	2014/2015
Base Year Taxes	\$133,020	-	\$45,512
Tax Proportionate Share	20%	-	15%
Taxes (24/25)	\$133,020	\$133,020	\$133,020
Tax Reimbursements	\$0	No Tax Reimbursement	\$13,126



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3604-3606 BROADWAY

TENANT	Beer Run	Vacant	Saranac Lake	Fatima LLC
Size	1,132	1,015	1,136	483
Lease Expiration	01/31/2035	-	12/31/2030	3/31/2034
Rent \$/SF	\$70	-	\$72	\$72
Renewal Options	-	-	One Five (5) Year Term	One Five (5) Year Term
Current Rent Per Month	\$6,556	-	\$6,785	\$2,900
Escalations	3%	-	3%	3%
Water Reimbursements	\$0	-	No Water Reimbursements	\$383
Base Year	2020/2021	-	2015/2016	2023/2024
Base Year Taxes	\$117,291	-	\$54,608	\$136,624
Tax Proportionate Share	14%	-	15%	10%
Taxes (24/25)	\$112,335	\$112,335	\$112,335	\$112,335
Tax Reimbursements	\$694	-	\$8,659	\$0



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3608-3610 BROADWAY

TENANT	Vacant	La Nacional	Vacant	Chipped Cup Coffee
Size	1,016	618	722	929
Lease Expiration	-	04/30/2028	-	02/29/2032
Rent \$/SF	-	\$91	-	\$41
Renewal Options	-	One Five (5) Year Term	-	-
Current Rent Per Month	-	\$4,687	-	\$3,183
Escalations	-	3%	-	3%
Water Reimbursements	-	\$469.08	-	\$1,382.50
Base Year	-	2022/2023	-	2011/2012
Base Year Taxes	-	\$75,886	-	\$25,932
Tax Proportionate Share	-	25%	-	-
Taxes (24/25)	\$80,786	\$80,786	\$80,786	\$80,786
Tax Reimbursements	-	\$1,225	-	No Tax Reimbursements



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Interior
Photos



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Located in Hamilton Heights, 3600-3610 Broadway is a historic property with residential units, retail spaces, and modern amenities. It offers convenient access to public transit, cultural landmarks, and local dining.

Transportation Score

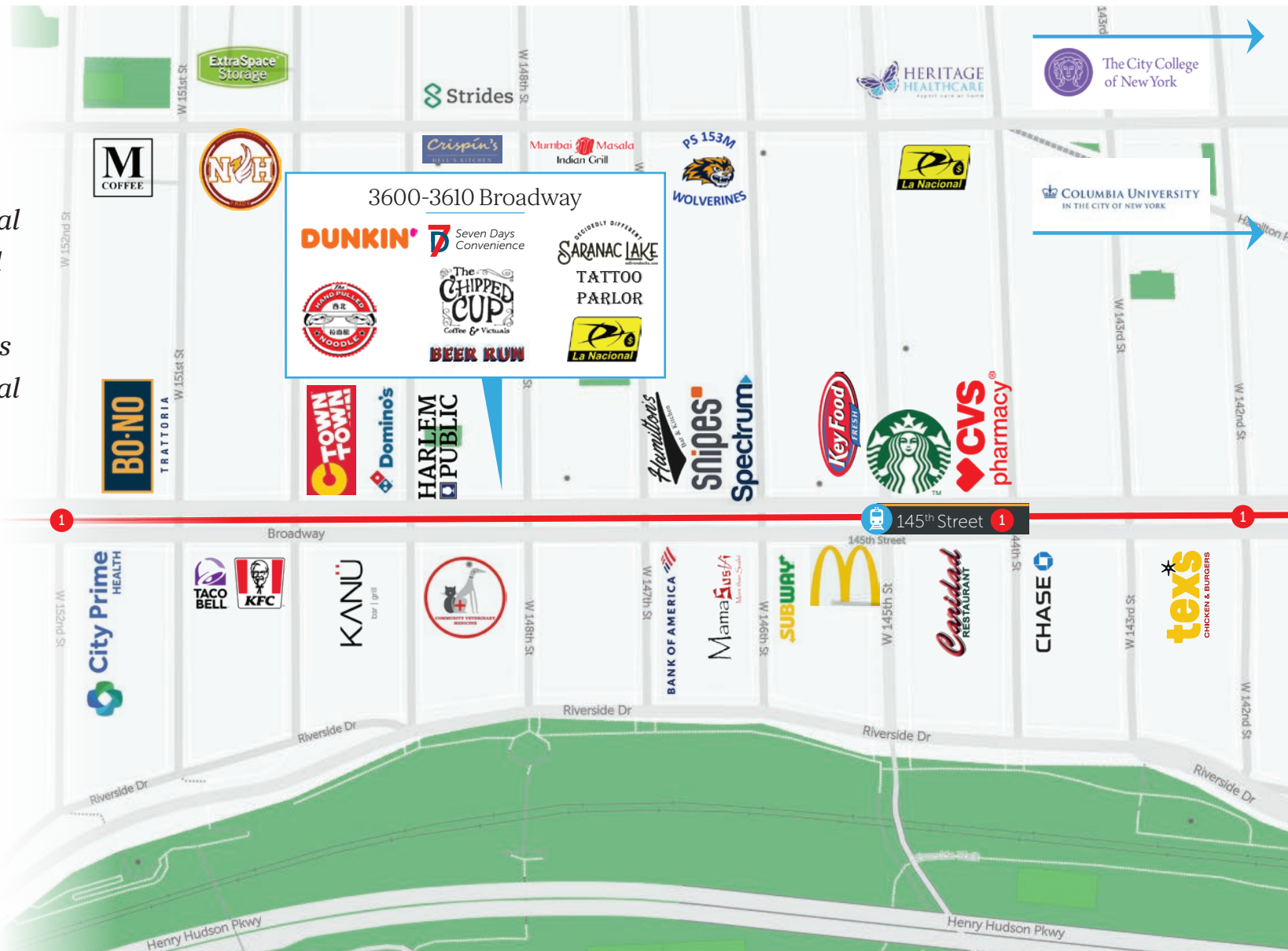


100
Public Transportation



98
Walker's Paradise

[Visit Walk Score Website](#) →



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