

7-9 HILLSIDE AVE, NEW YORK, NY 10040

EXCLUSIVE OFFERING MEMORANDUM

NNN Covered Land Play with Future Development Potential



7-9 HILLSIDE AVE, NEW YORK, NY 10040

IPRG

LAND PLAY WITH FUTURE DEVELOPMENT POTENTIAL

7-9 HILLSIDE AVE, NEW YORK, NY 10040

NNN COVERED LAND PLAY WITH FUTURE DEVELOPMENT POTENTIAL **FOR SALE**

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IPRG

INVESTMENT PRICING

7-9 HILLSIDE AVENUE





OFFERING PRICE
\$1,200,000

INVESTMENT HIGHLIGHTS

2,500
Approx. SF

R7-2
Zoning

8,600
Approx. Buildable SF

1 Retail Space
Units

\$480
Price/SF

3.44
FAR

\$140
Price/Buildable SF

6.90%
Current Cap Rate

IPRG

PROPERTY INFORMATION

7-9 HILLSIDE AVENUE



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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 7-9 Hillside Avenue, a 2,500-square-foot, single-story commercial building located in the Fort George section of Upper Manhattan, just off Broadway.

The property is fully occupied under a triple-net (NNN) lease through March 2031, providing investors with stable in-place cash flow and minimal landlord responsibilities. In addition to the current income, the property offers significant long-term upside with substantial unused development rights.

HIGHLIGHTS

- **NNN Lease Through March 2031** – Tenant is responsible for 100% of real estate taxes, utilities and water.
- **3% Annual Rent Increases** beginning in Year 3.
- **R7-2 Zoning** | ~ 8,600 buildable SF (as-of-right) & 12,525 buildable SF (city-of-yes)
- **Development Rights Preserved During Lease Term** – Lease permits ownership to develop, enlarge or vertically expand the existing building, including adding floors or converting the property to mixed-use, without tenant consent.

BUILDING INFORMATION

ADDRESS	7-9 Hillside Avenue
BLOCK & LOT	2170-104
NEIGHBORHOOD	Fort George
CROSS STREETS	Southside of Hillside Avenue off of Broadway
BUILDING DIMENSIONS	25' x 100'
BUILDING SF	2,500
LOT DIMENSIONS	25' x 100'
LOT SF	2,500
ZONING	R7-2
FAR	3.44 Residential
BUILDABLE SF	8,600
TENTATIVE ASSESSMENT (26/27)	\$205,020
TAX CLASS	Tax Class 4
TAX RATE	10.762%
TAXES (26/27)	\$22,064
NOI	\$82,800

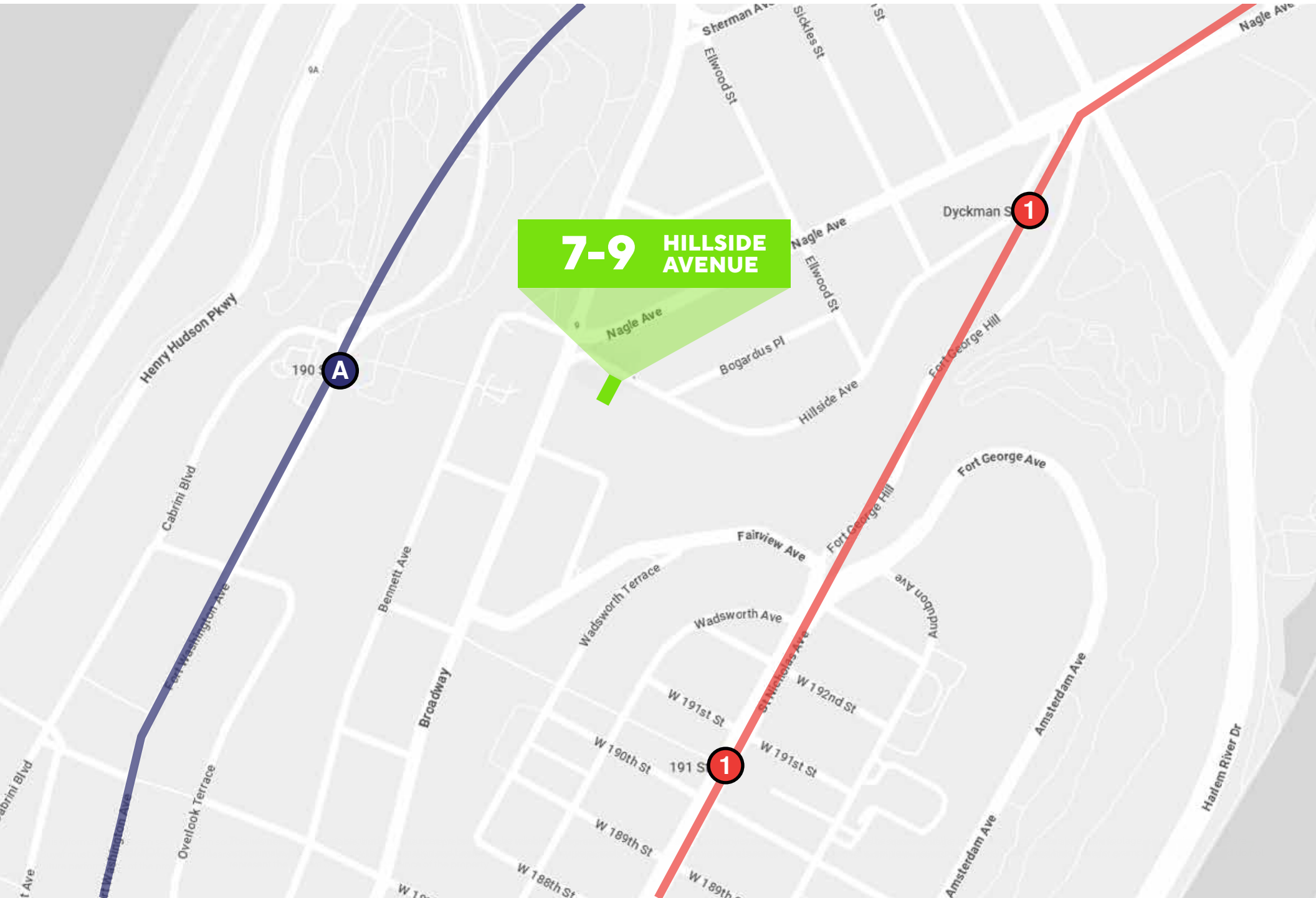
TAX MAP



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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



I PRG

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NNN COVERED LAND PLAY WITH FUTURE DEVELOPMENT POTENTIAL **FOR SALE**

BEVERAGES • HOT CHOCOLATE & COFFEE • FRESH FRUITS & VEGETABLES • EBT • WIC • ATM • FREE DELIVERY
LA ALTAGRACIA FOOD CENTER
7 Hillside Ave. SPANISH FOOD • FRITURA • SANDWICHES • COLD CUTS 646-370-1998

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