



NEWLY RENOVATED NN RETAIL in the heart of the East Harlem

CUSHMAN & WAKEFIELD is pleased to announce the sale of **1905 Third Avenue**, a newly renovated two-story retail building located on the corner of **East 105th Street** and **Third Avenue**.

THE SUBJECT PROPERTY is a **10,420 SF** building spanning over two floors. The current tenant (Footlocker) has nine years remaining on their lease, along with two Five Year options.

1905 THIRD AVENUE proved to be an extremely desirable asset throughout our entire marketing process receiving over 20 qualified offers looking to capitalize on this East Harlem opportunity.

ADDITIONALLY, our marketing process coincided with the historic rise in interest rates. Even with the evolving debt markets our team was able to identify a foreign investor who could close on the purchase of this asset.



East Harlem
along the East River

COMPARABLE SALE METRICS

Sold
\$8,400,000

\$840
Price Per SF

\$161
Price Per Buildable SF

CONTACTS

For More Information on **1905 Third Avenue** or other **NNN Properties** Please Contact:

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