



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Sale



Luxury Commercial Co-Op Space

1,800 SF • 1 Unit

870 5th Avenue • New York • NY

Offered at **\$2,000,000**

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Mendel Jacobson
☎ 718.437.6100
mendel.j@tristatecr.com



Location Overview

Located in the Upper East Side neighborhood of Manhattan between E 68th St & E 69th St near the 68th St - Hunter College train station.

Nearest Transit: 4 & 6 trains at 68th St - Hunter College and the BxM3, BxM11, BxM4, & M4 bus lines.

Main Highlights

- ▶ 1,800 SF
- ▶ Perfect for Medical Space, Office, Gym, and other commercial uses.
- ▶ Current built-out doctor's office
- ▶ Seller financing available



235,448 SF

Total Building Size



17,750 SF

Lot Size



1

Number of Units

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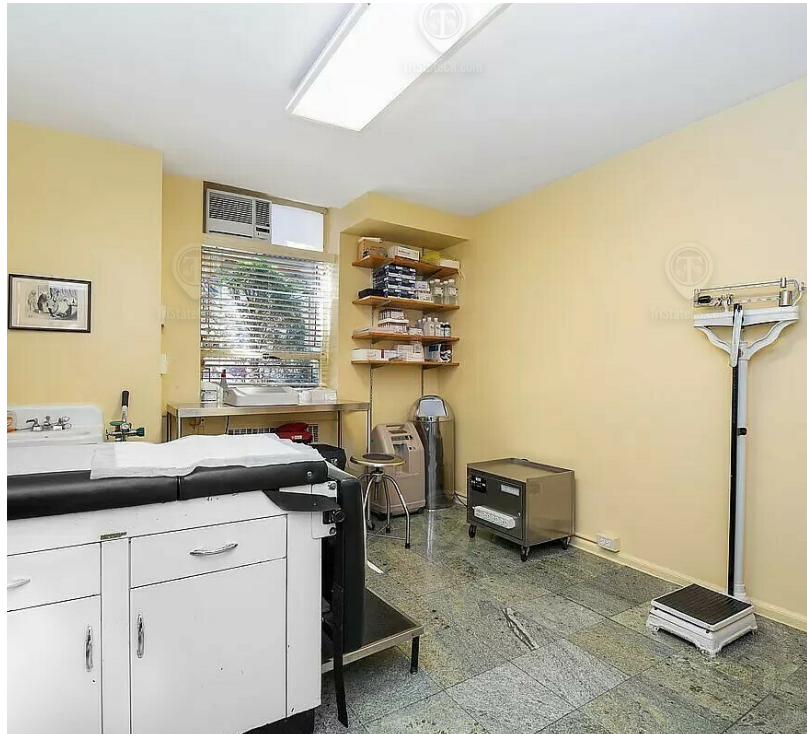
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Additional Photos

870 5th Avenue, New York, NY 10065



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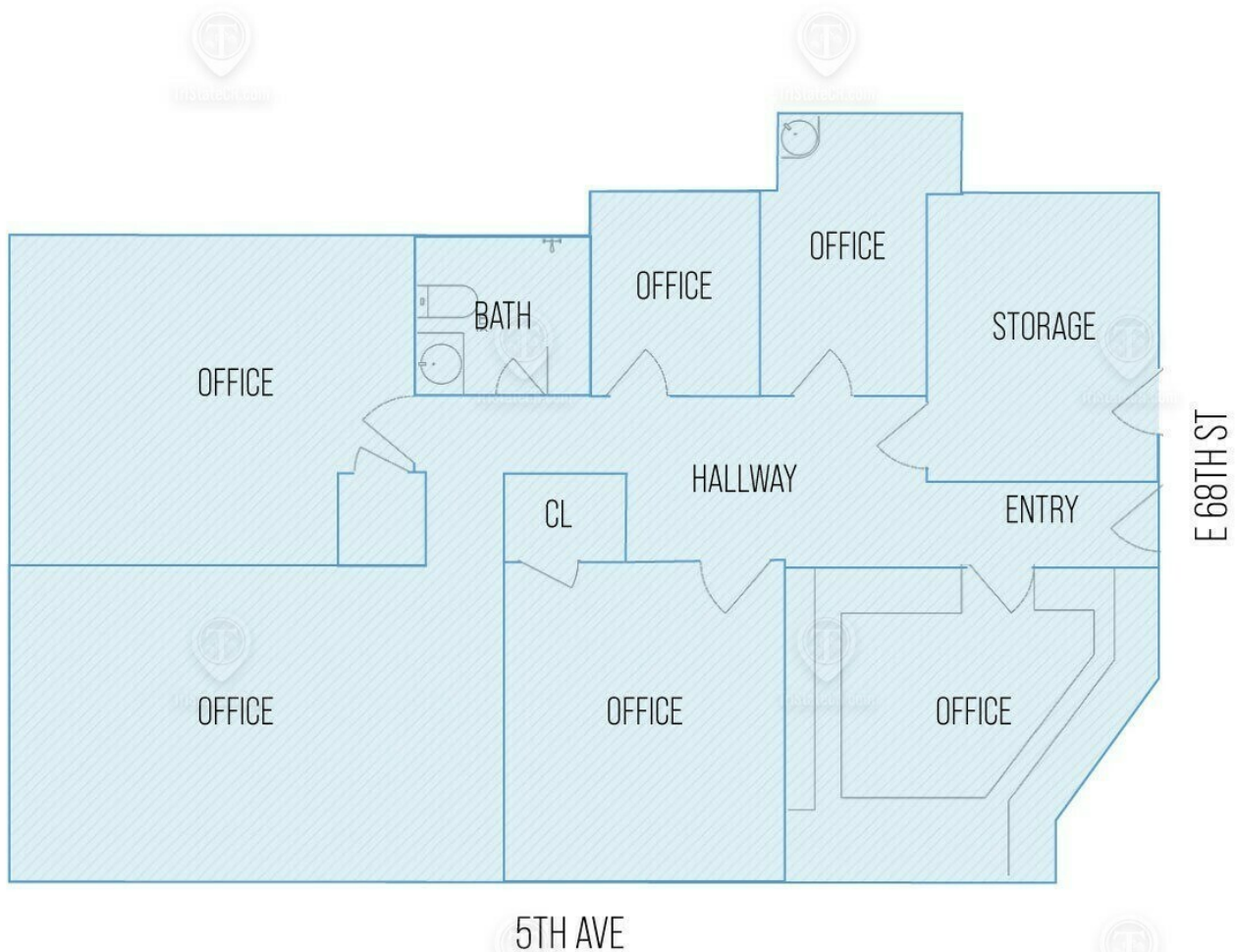
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Floor Plan

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870 5TH AVENUE
TOTAL AVAILABLE SPACE: 1,800 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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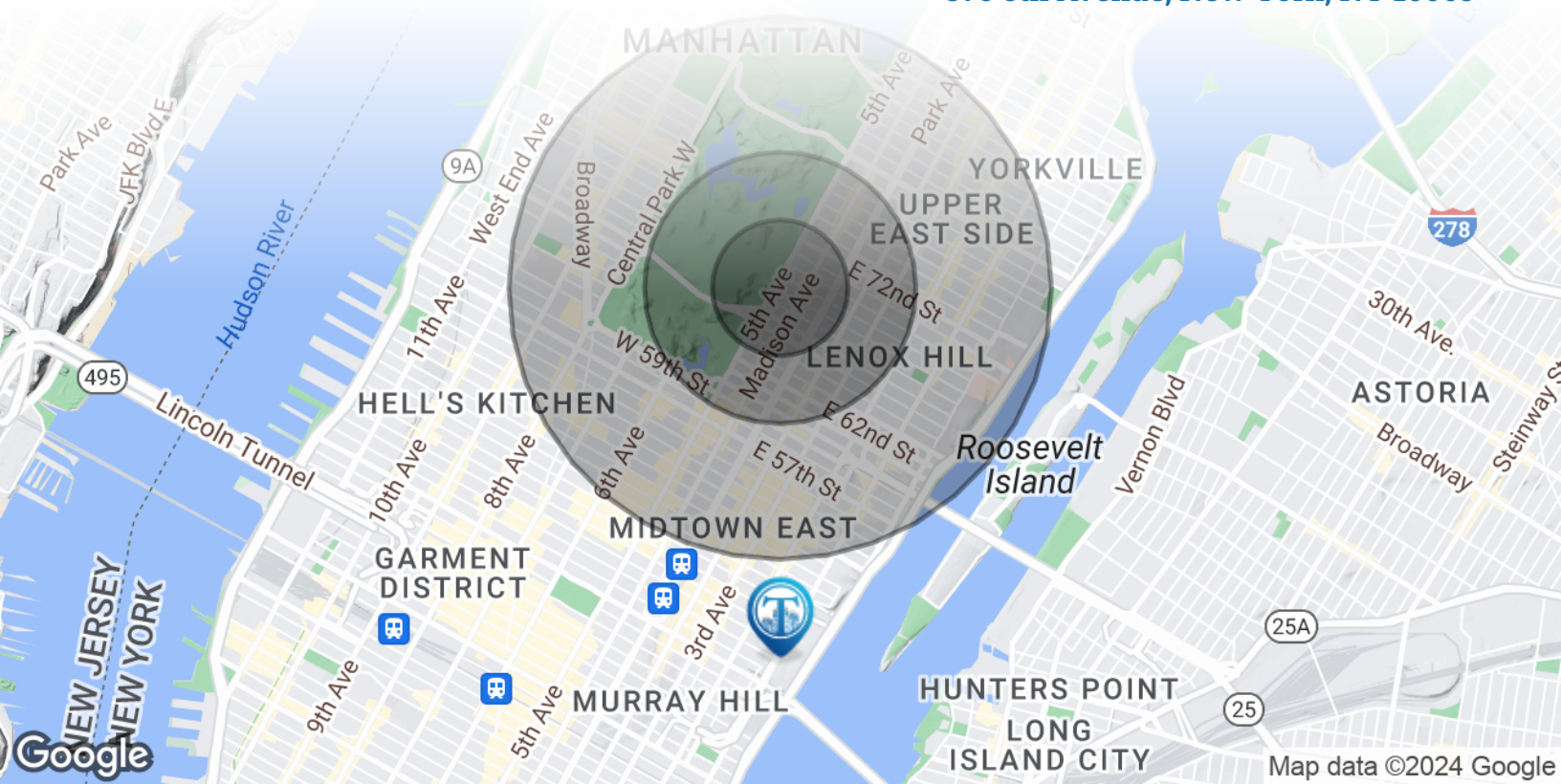
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Area Demographics

870 5th Avenue, New York, NY 10065



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	4,389	25,866	217,345
Average Age	61.4	51.3	44.3
Average Age (Male)	62.4	49.9	44.3
Average Age (Female)	60.5	52.5	44.5



217,345

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	3,848	20,726	152,401
# of Persons per HH	1.1	1.2	1.4
Average HH Income	\$237,366	\$217,070	\$187,498
Average House Value	\$2,866,077	\$1,899,497	\$1,153,454



\$187,498

Avg Household Income

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870 5th Ave SALE


F Shuttle
does not run
late nights

Transfer
6:00am
11:59pm
only

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