

# 1289 MADISON<sub>AVE</sub>

BETWEEN 91ST & 92ND STREETS  
CARNEGIE HILL

CENTRAL AIR



# 1289 MADISON AVE

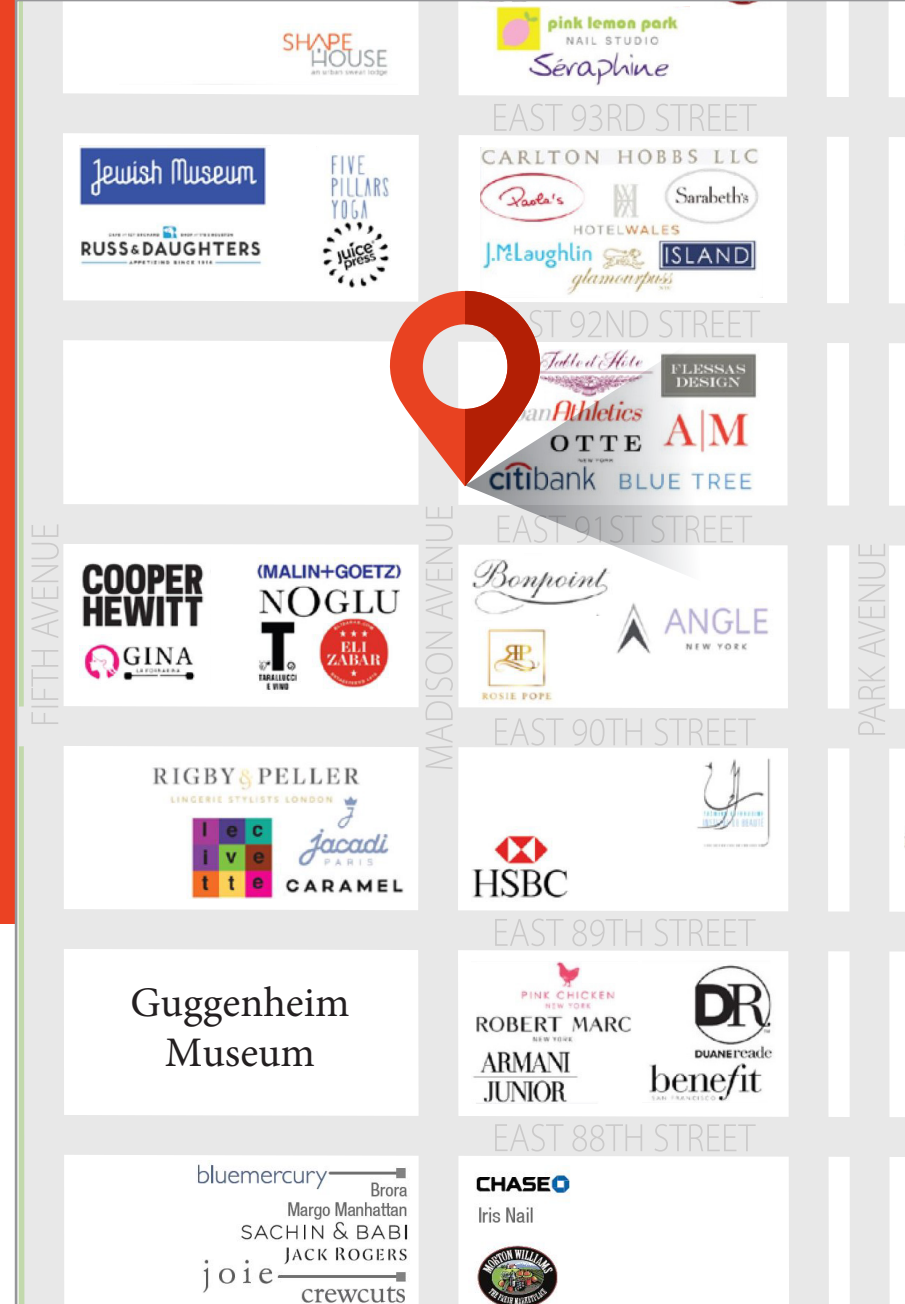
## PROPERTY HIGHLIGHTS

- ALL USES CONSIDERED
- 2ND-FLOOR WALKUP IN A WELL-MAINTAINED BUILDING
- GOOD STREET EXPOSURE WITH 17' OF WINDOWS ON MADISON WITH AWNING
- BUS STOP IN FRONT OF THE BUILDING
- BRIGHT AND AIRY SPACE WITH LOTS OF WINDOWS (EAST, WEST & SOUTH EXPOSURES)
- FULLY EQUIPPED SALON (NO KEY MONEY)
- HARDWOOD FLOORS
- TRACK LIGHTING
- VIRTUAL DOORMAN
- AVAILABLE IMMEDIATELY!

**SIZE** Second Floor - 1,250 SF

**FRONTAGE** 17' on Madison Avenue

**POSSESSION** Immediate



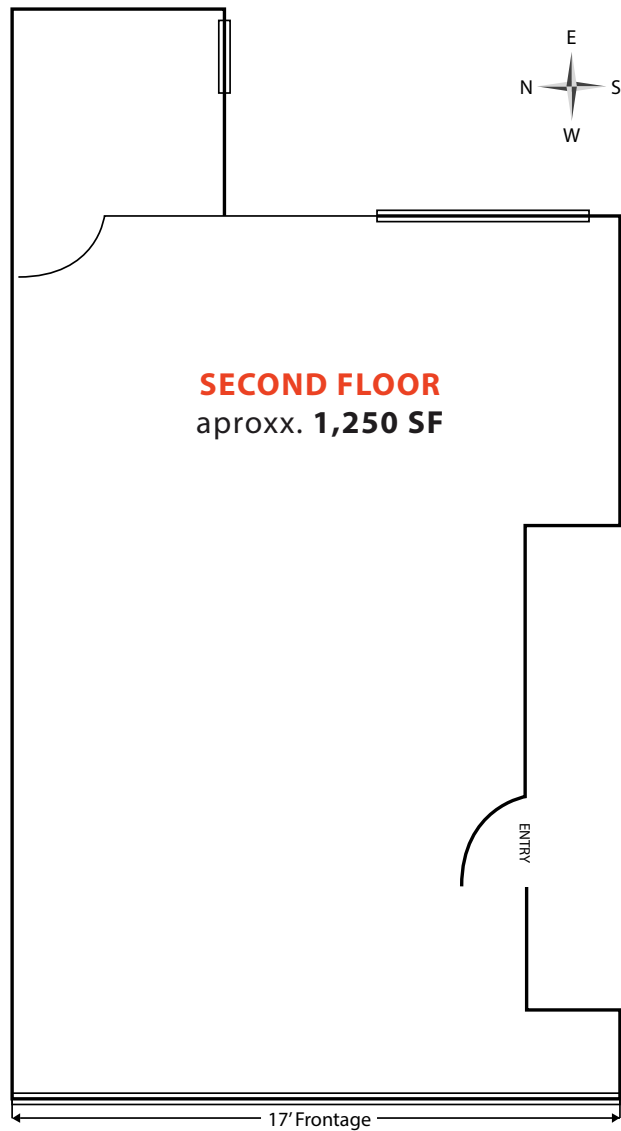
**CONTACT OUR BROKER FOR MORE INFORMATION:**



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**AKSR**  
KASSIN SABBAGH REALTY

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