



1465 PARK AVENUE

NEW YORK, NY 10029

**INSTITUTIONAL AFFORDABLE HOUSING ASSET WITH
400 RESIDENTIAL UNITS, COMMERCIAL & PARKING
IN MANHATTAN**





Centralized Scale

17 story elevator tower grossing 505,503 square feet



Diverse Unit Mix

400 residential units (239 low income units), 3,842 NSF of commercial space, 8,691 NSF of community facility space and 57 parking spots



Long Term Tax Benefit

40 year Article XI tax exemption from 2016



Transportation Hub

Rider's Paradise Score of 100 with close proximity to the 6 and 2,3 subway lines



New Construction High Quality Asset

Completed in June 2020 with modern systems and amenities including a fitness center, roof terraces, landscaped courtyards and on-site laundry facilities



Assumable Long-Term Debt

\$123M total unpaid principal balance maturing in 2062

- \$45.6M senior loan at 5.20%
- \$31.4M subordinate loan at 2.65%
- \$46.2M subordinate loan at 2.65%



Block-Through Prominent Corner Location

Spans the entirety of the city block between East 107th Street and East 108th Street with additional frontage along Lexington Avenue

Property Information

Building	Total Project	1465 Park Avenue New York, NY 10029	128 E 108th Street New York, NY 10029	Parking Garage 107th Street (NYPD)	118 & 124 E 108th Street New York, NY 10029	Parking Garage Park Avenue	1730 Lexington Ave New York, NY 10029
Block / Lot	1635 / 7501	-	-	-	-	-	-
Lot Dimensions	201.83' x 405' (Irr.)	-	-	-	-	-	-
Lot Sq. Ft.	51,029	-	-	-	-	-	-
Building Dimensions	25.08' x 90'	-	-	-	-	-	-
Stories	17	-	-	-	-	-	-
Residential Units	400	240	160	-	-	-	-
Commercial/CF Units	3	-	-	-	2	-	1
Parking Spaces	57	-	-	30	-	27	-
Building Sq. Ft.	505,503	191,934	129,740	16,786	8,776	8,952	4,301
Zoning	R9, C2-4. MIH	-	-	-	-	-	-
FAR	7.52	-	-	-	-	-	-
Buildable Sq. Ft.	383,738	-	-	-	-	-	-
Tax Class	-	2	2	4	4	4	4
Assessment (25/26)	\$22,224,832	\$11,706,408	\$7,913,084	\$1,058,872	\$659,323	\$564,690	\$322,455
Taxes Before Exemptions	\$2,723,096	\$1,456,160	\$984,309	\$114,866	\$71,523	\$61,258	\$34,980
ICAP	(\$16,166)	-	-	-	-	-	(\$16,166)
Article XI	(\$21,902,377)	(\$11,706,408)	(\$7,913,084)	(\$1,058,872)	(\$659,323)	(\$564,690)	-
Real Estate Taxes (25/26)	\$18,814	-	-	-	-	-	\$18,814

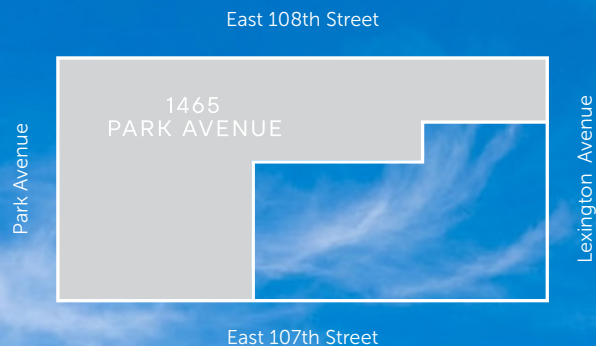
Asking Price: \$11,000,000 Premium Above Existing Debt

*All square footage/buildable area calculations are approximate





Tax Map



7501

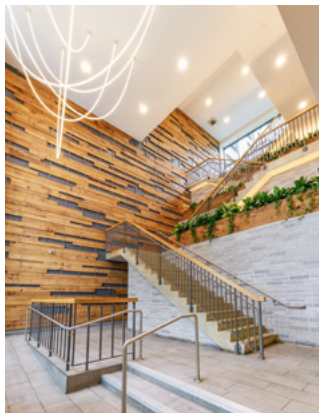
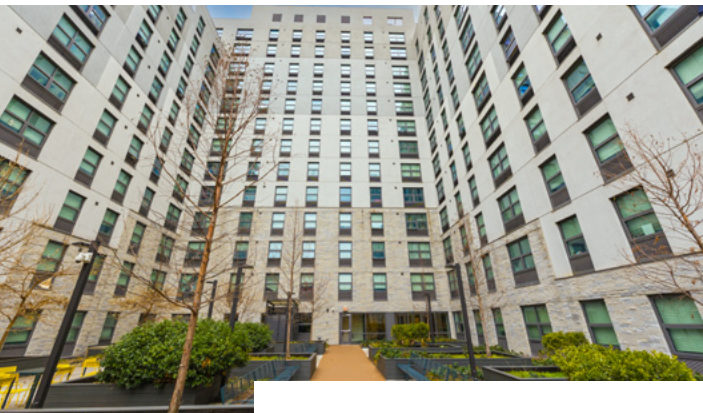
Lot

1635

Block

Between East 107th Street & East 108th Street



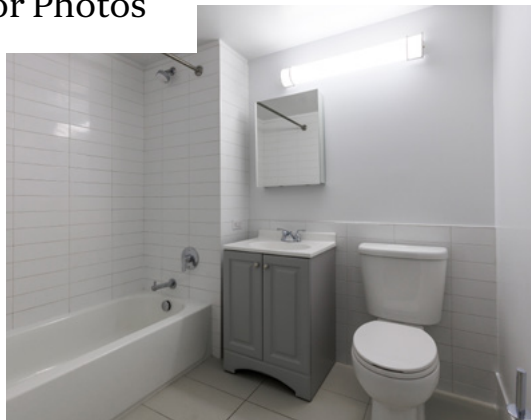


Common Areas & Amenities





Interior Photos





Systems & Mechanical





For More Information Contact Our Exclusive
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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. February 27, 2026 6:01 pm