

FOR SALE

1835 Amsterdam Avenue New York, NY 10031

Corner Mixed Use Walk-Up Property
with Cell Phone Tower



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- 8 of 13 Residential Units have been Renovated
- 8 units benefit from preferential rent, providing the future owner with immediate upside upon vacancy
- Unit mix of 2 bedroom and 3 bedroom apartments with 2 apartments being Free Market
- Cell Phone Tower included with sale
- Retail benefits from the foot traffic along Amsterdam Ave
- Plenty of Local and National Retails in the immediate area along Amsterdam, Broadway and St. Nicholas Avenue
- Close proximity to the 1, A, C, B & D trains with entrances on 145th street and 155th street



Asking Price: \$3,650,000 | \$292 / \$/SF | \$243,333 / \$/Unit | 6.73% / Cap Rate | 8.53 / GRM

Exclusively Represented By
212.544.9500 | arielpa.nyc

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Sean R. Kelly, Esq. x59
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For Financing
Information: **Matthew Swerdlow x56**
mswerdlow@arielpa.com

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. July 18, 2025 3:41 pm

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Property Information

Block / Lot	2065 / 61
Lot Dimensions	25.58' x 100'
Lot Sq. Ft.	2,558
Building Dimensions	25' x 100'
Stories	5
Residential Units	14
Commercial Units	1
Total Units	15
Building Sq. Ft.	12,500
Zoning	R7A / C2-4
FAR	4.00
Buildable Sq. Ft.	10,232
Air Rights Sq. Ft.	None
Tax Class	2
Assessment (25/26)	\$665,460
Real Estate Taxes (25/26)	\$83,183

*All square footage/buildable area calculations are approximate

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For the itemized rent roll and further due diligence documents, please contact one of the brokers in order to sign a Confidentiality Agreement

Financial Summary

Scheduled Monthly Gross Income:	\$35,642	
Potential Gross Annual Income	\$427,708	
Less Vacancy Rate Reserve (3.00%):	(\$12,831)	
Gross Operating Income:	\$414,877	
Less Expenses:	(\$169,057)	40% of SGI
Net Operating Income:	\$245,820	6.73% Cap Rate

Expenses (Actual*/Estimated)

Real Estate Taxes (25/26)*	\$83,183	Repairs & Maintenance*	\$4,753
Water & Sewer	\$14,000	Cleaning	\$2,800
Insurance	\$18,000	Payroll	\$10,400
Fuel	\$18,750	Legal/Miscellaneous	\$4,149
Electric	\$576	Management	\$12,446
Gross Operating Expenses: \$169,057			

Unit Breakdown

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
RS	11	\$1,961	\$21,572	\$258,865
FM	2	\$2,975	\$5,950	\$71,400
Comm	1	\$5,970	\$5,970	\$71,643
Antenna	1	\$2,150	\$2,150	\$25,800
Total Income:			\$35,642	\$427,708



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1835 Amsterdam Avenue offers a strategically valuable location on a bustling commercial corridor and near the 1,A,C,B & D lines

Transportation Score



100

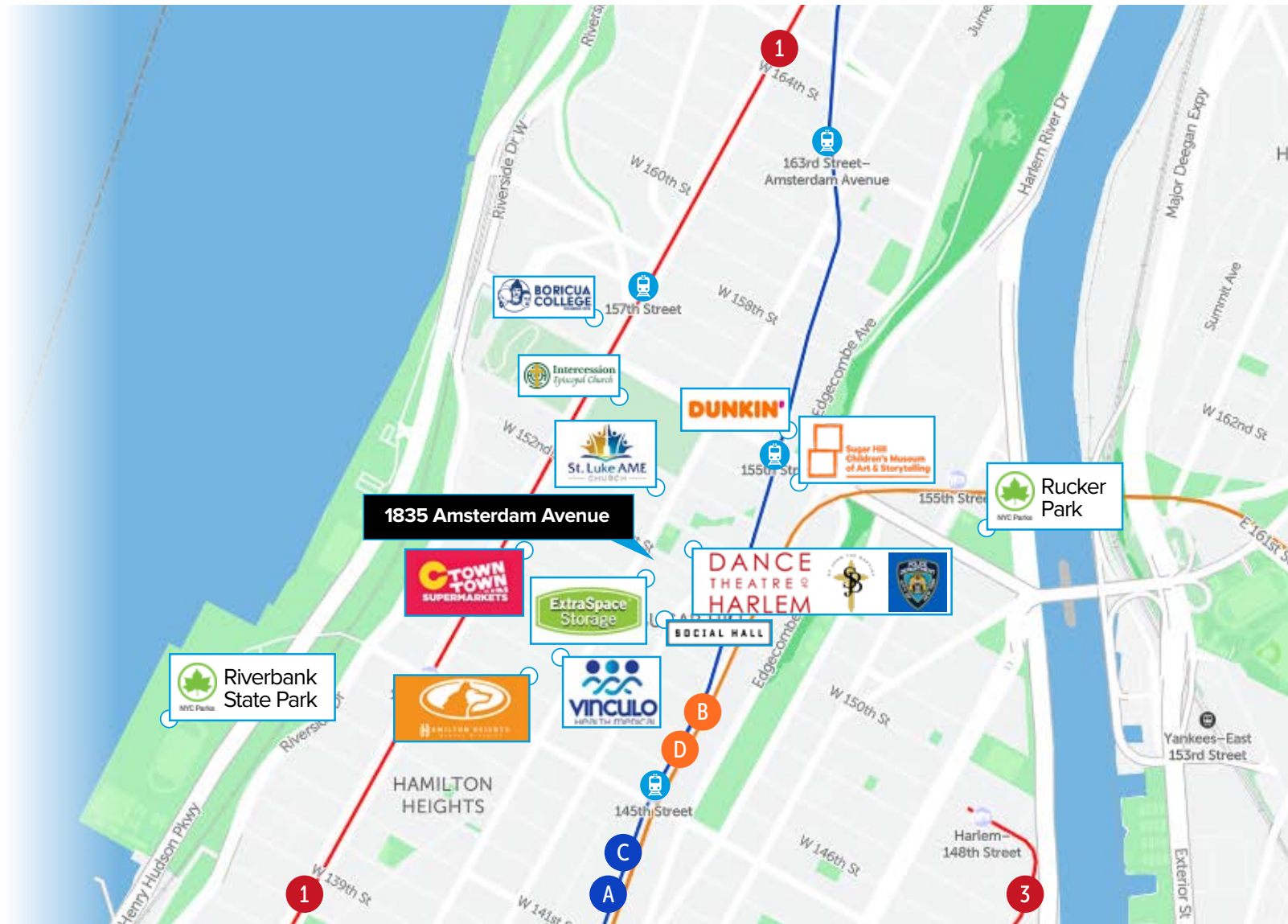
Public Transportation



93

Walker's Paradise

[Visit Walk Score Website](#) →



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