FOR SALE

Hudson View II & III, New York, NY 10031

520 West 145th Street
528 West 145th Street
1704 Amsterdam Avenue
502 West 145th Street

Four (4) Mark-Up-To-Market Project Based Section 8 Buildings in Harlem

Ariel
A member of GREA

520 West 145th Street



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1704 Amsterdam Avenue



502-504 West 145th Street



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Concentrated Scale

- 143k SF across 4 properties

Federally Subsidized Affordable Housing

- 129 Project-Based Section 8 voucher units
- Mark-up-to-Market HAP Agreements in-place

Strong Retail Presence

- 11 commercial units located on major Manhattan retail thoroughfare, Amsterdam Avenue
- Over 200' of retail frontage
- Leases contain automatic increases of 3%-4% at expiration

Value Add Potential

- Built in rent increases through scheduled Mark up to Market
- Potential for "As-Renovated" Mark up to Market

Optionality

- 5 year HAP agreements
- Expiring Article V Shelter Rent Tax agreement

Location

- Perfectly situated in between two major subway stations just steps away
- The project will benefit from over 500k sf of new development within the property's immediate vicinty

Cash Flowing Portfolio

- Strong historical cash flow



For More Information Contact Our Exclusive Sales Agents at **212.544.9500 | arielpa.nyc**

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For Financing Information:

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Four (4) Mark-Up-To-Market Project Based Section 8 Buildings in Harlem **| FOR SALE**

		Hudson View II		Hudson View III	
Property Information	**Total**	**520 West 145th Street**	**528 West 145th Street**	**1704 Amsterdam Avenue**	**502-504 West 145th Street**
Block / Lot	-	2076 / 46	2076 / 49	2076 / 31	2076 / 38
Lot Dimensions	-	66.92' x 99.92'	100' x 99.92'	125' x 84' (Irr.)	29' x 99.92'
Lot Sq. Ft.	30,077	6,687	9,992	10,500	2,898
Building Dimensions	-	66.92' x 89'	100' x 88'	125' x 69'	29' x 84'
Stories	-	5	6	5	5
Residential Units	129	30	44	35	20
Commercial Units	11	1	4	5	1
Total Units	140	31	48	40	21
Building Sq. Ft.	142,690	25,050	64,560	41,420	11,660
Zoning	-	R7D / C2-4	R7D / C2-4	R7D/R7A/C1-4/C2-4	R7D / C2-4
FAR	-	4.20	4.20	4.00	4.20
Buildable Sq. Ft. (As-of-Right)	124,220	28,084	41,966	42,000	12,170
Air Rights Sq. Ft. (As-of-Right)	4,124	3,034	None	580	510
Tax Class	-	2	2	2	2
Assessment (24/25)	$6,742,563	$1,688,490	$3,358,440	$1,408,302	$287,331
Real Estate Taxes (24/25)	$842,955	$211,095	$419,872	$176,066	$35,922

*All square footage/buildable area calculations are approximate

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Experience the unique blend of history and modernity in Hamilton Heights—a welcoming neighborhood rich in cultural diversity and energy, where classic brownstones meet contemporary living in a picturesque setting.

Growing Amenities & Cultural Delights

A burgeoning scene of eateries, cafes, boutique shops, arts venues & diverse dining options.



Exceptional Connectivity & Transportation

Quick access to Manhattan via multiple subway lines and bus routes.



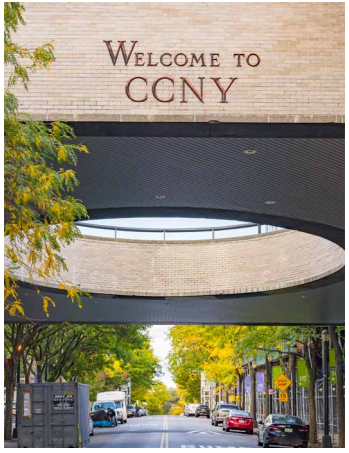
Abundant Green Spaces & Recreation

Enjoy relaxation and recreation at Riverbank State Park.



Educational Institutions

Proximity to CCNY, Columbia University & Manhattan School of Music.



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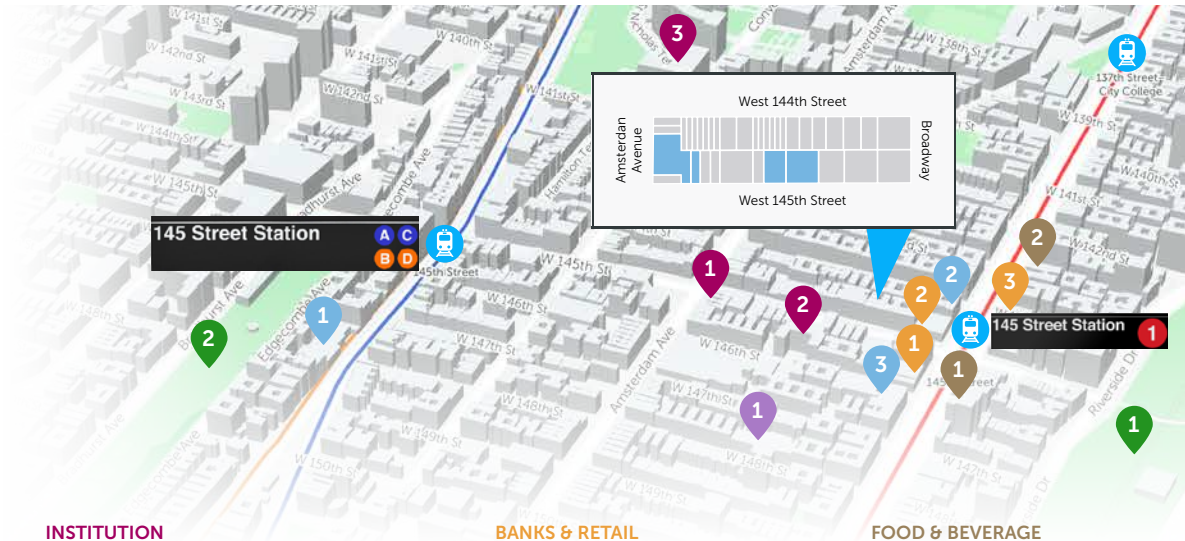
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Transportation Score

100 *Public Transportation*

73 *Rider's Paradise*

97 *Walker's Paradise*

Visit Walk Score Website →

INSTITUTION

1 Hamilton Grange Library
2 Boys and Girls Club of Harlem
3 Hamilton Grange National Memorial

BANKS & RETAIL

1 Key Food Supermarkets
2 CVS
3 Chase Bank

FOOD & BEVERAGE

1 McDonald's
2 Dunkin'

EDUCATIONAL

1 PS 153 Adam Clayton Powell Jr. Elementary School

ENTERTAINMENT AND ACTIVITIES

1 Comedy In Harlem
2 Grand Slam Banquet Hall
3 Oh Craft! Beer & Wine

PARK

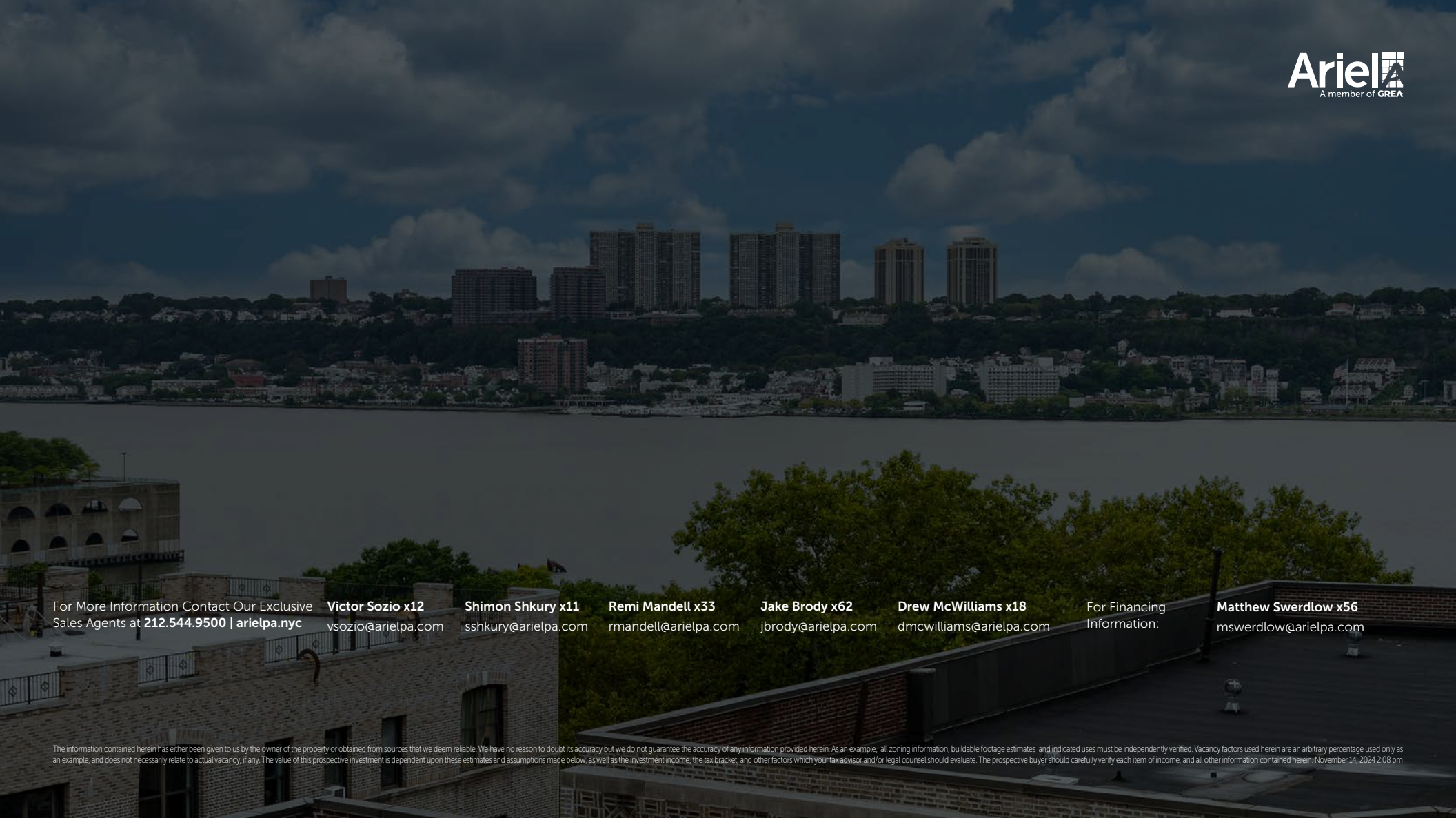
1 Riverbank State Park
2 Jackie Robinson Park

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