FOR SALE

453 & 465 West 152nd Street

2 Multifamily Buildings in Sugar Hill
| 54 Units | Predominantly Free Market

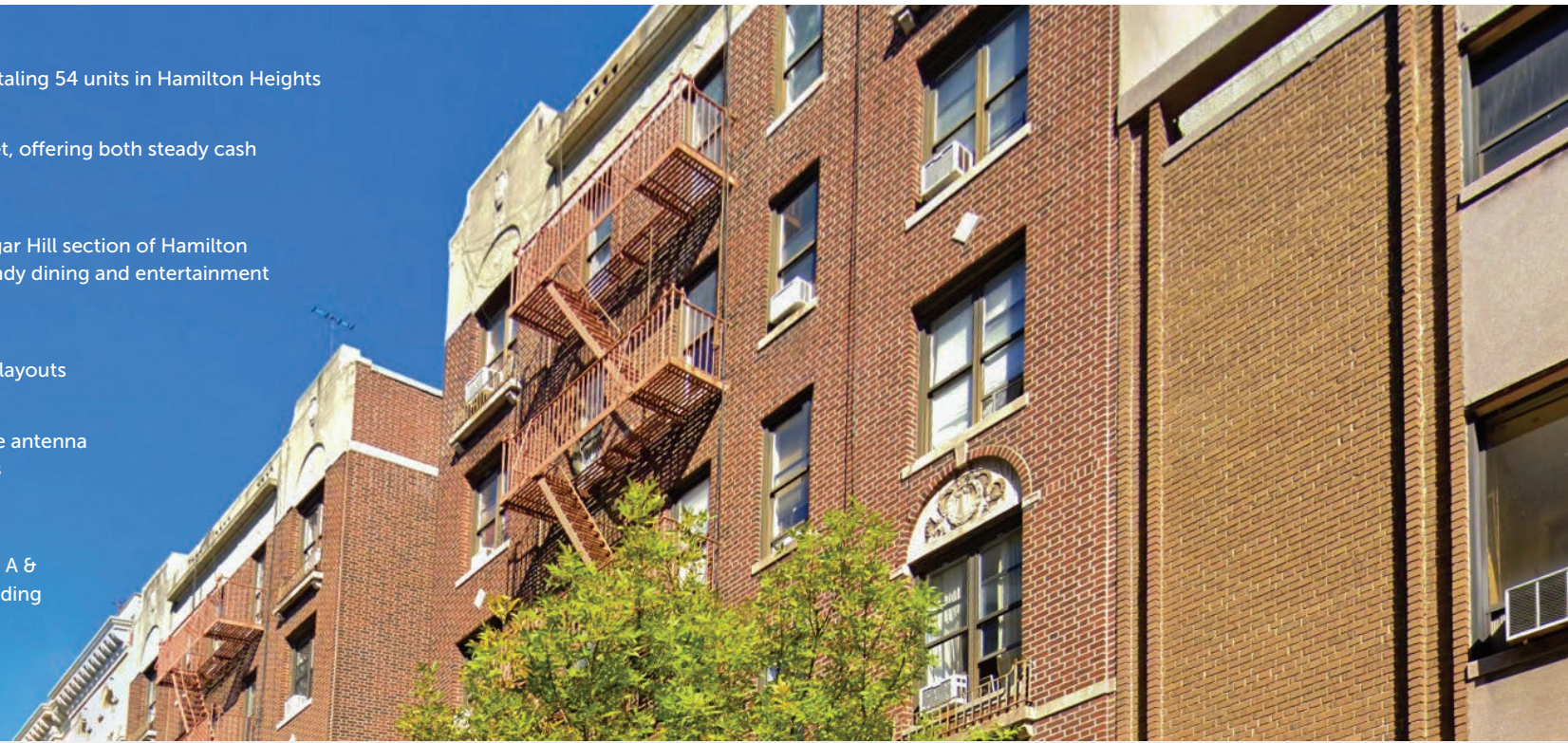


453 & 465 West 152nd Street

2 Multifamily Buildings in Sugar Hill | 54 Units | Predominantly Free Market **| FOR SALE**

Ariel
A member of GREA

- Two pre-war walk-up buildings totaling 54 units in Hamilton Heights
- 98% occupied and 52% free market, offering both steady cash flow and potential upside
- Situated in the historically rich Sugar Hill section of Hamilton Heights with an abundance of trendy dining and entertainment options nearby
- Attractive variety of unit sizes and layouts
- Additional income gained from the antenna on the roof of one of the buildings
- Conveniently located near several transportation options such as the A & C trains at the 155 St Station, providing quick access to Midtown



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

Victor Sozio x12
vsozio@arielpa.com

Jake Brody x62
jbrody@arielpa.com

Paul Monaco x88
pmonaco@arielpa.com

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. February 6, 2025 6:28 pm

453 & 465 West 152nd Street

2 Multifamily Buildings in Sugar Hill | 54 Units | Predominantly Free Market **| FOR SALE**

Ariel A member of GREA

465 West 152nd Street



453 West 152nd Street



Property Information	Total	453 West 152nd Street	465 West 152nd Street
Block / Lot	-	2067 / 18	2067 / 12
Lot Dimensions	-	50' x 74.92'	100' x 127.45' (Irr.)
Lot Sq. Ft.	12,696	3,746	8,950
Building Dimensions	-	50' x 61'	100' x 100'
Stories	-	5	5
Total Units	54	17	37
Building Sq. Ft.	43,025	12,615	30,410
Zoning	-	R6A	R6A
FAR	-	3.00	3.00
Buildable Sq. Ft.	38,088	11,238	26,850
Air Rights Sq. Ft.	Overbuilt	Overbuilt	Overbuilt
Tax Class	-	2	2
Assessment (24/25)	$2,085,584	$749,984	$1,335,600
Real Estate Taxes (24/25)	$260,740	$93,763	$166,977
Tax Reimboursment	$19,794	$652	$19,143

*All square footage/buildable area calculations are approximate

Asking Price : $6,250,000

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

Victor Sozio x12
vsozio@arielpa.com

Jake Brody x62
jbrody@arielpa.com

Paul Monaco x88
pmonaco@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

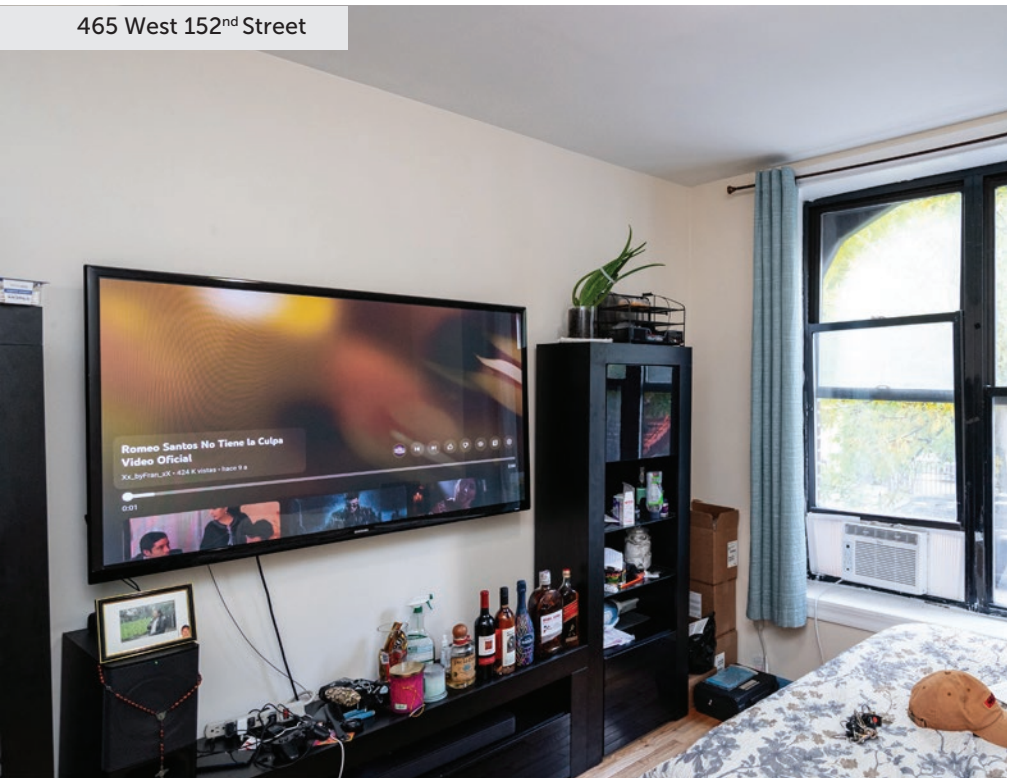
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage 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. February 6, 2025 6:28 pm

453 & 465 West 152nd Street

2 Multifamily Buildings in Sugar Hill | 54 Units | Predominantly Free Market **| FOR SALE**

Ariel
A member of GREA

465 West 152nd Street









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

Victor Sozio x12
vsozio@arielpa.com

Jake Brody x62
jbrody@arielpa.com

Paul Monaco x88
pmonaco@arielpa.com

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. February 6, 2025 6:28 pm

453 & 465 West 152nd Street

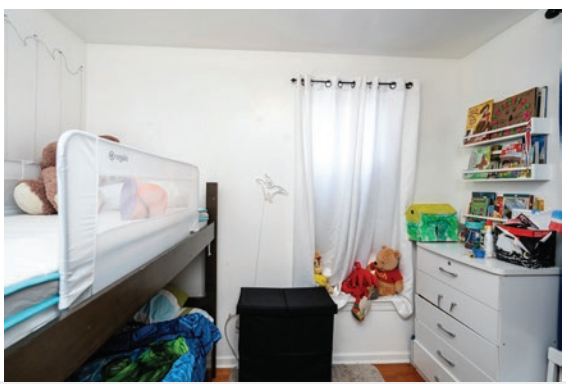
2 Multifamily Buildings in Sugar Hill | 54 Units | Predominantly Free Market **| FOR SALE**

Ariel A member of GREA

453 West 152nd Street









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

Victor Sozio x12
vsozio@arielpa.com

Jake Brody x62
jbrody@arielpa.com

Paul Monaco x88
pmonaco@arielpa.com

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. February 6, 2025 6:28 pm

453 & 465 West 152nd Street

2 Multifamily Buildings in Sugar Hill | 54 Units | Predominantly Free Market | **FOR SALE**

FOOD & BEVERAGE
1 Bono Trattoria
2 Harlem Public
3 KFC
4 Sugar Hill Creamery
5 Mamasushi

EDUCATIONAL
1 Sugar Hill Children's Museum of Art & Storytelling
2 The City College of New York
3 Morris-Jumel Mansion
4 Hispanic Society Museum & Library

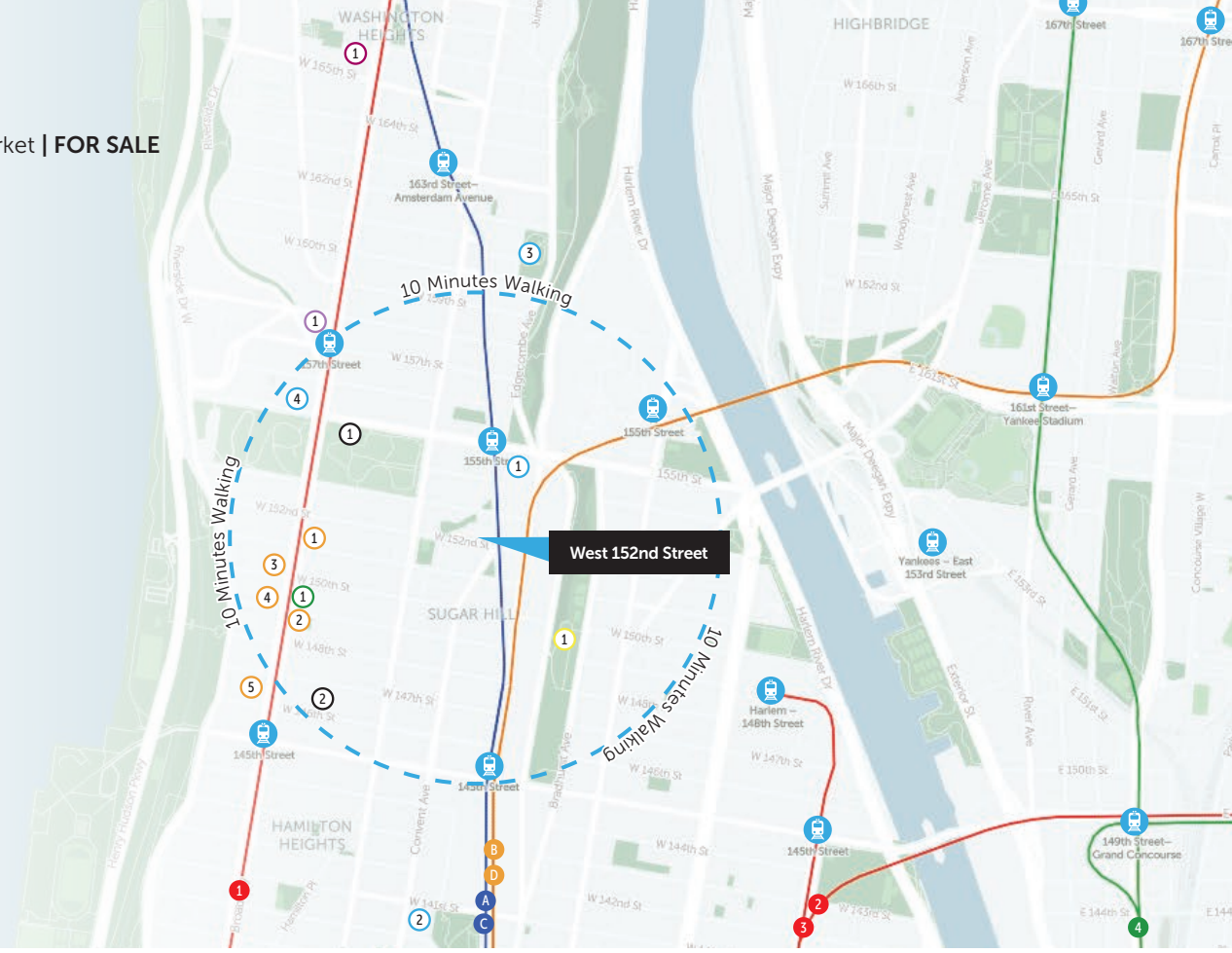
HOSPITAL
1 NewYork-Presbyterian Morgan Stanley Children's Hospital

INSTITUTION
1 Church of the Intercession
2 United States Postal Service

ENTERTAINMENT AND ACTIVITIES
1 Planet Fitness

RETAIL
1 Planet Fitness

PARK
1 Jackie Robinson Park



Walking From Our properties

13 MINUTES WALK
St. Nicholas Park

14 MINUTES WALK
The City College of New York

18 MINUTES WALK
Riverbank State Park

25 MINUTES WALK
NYC Health + Hospitals/Harlem

27 MINUTES WALK
Yankee Stadium

35 MINUTES WALK
Columbia University