531 West 159th Street, New York, NY 10032

Fully Free Market Residential Premier Washington Heights Location | **FOR SALE**

Ariel
GREA Partner

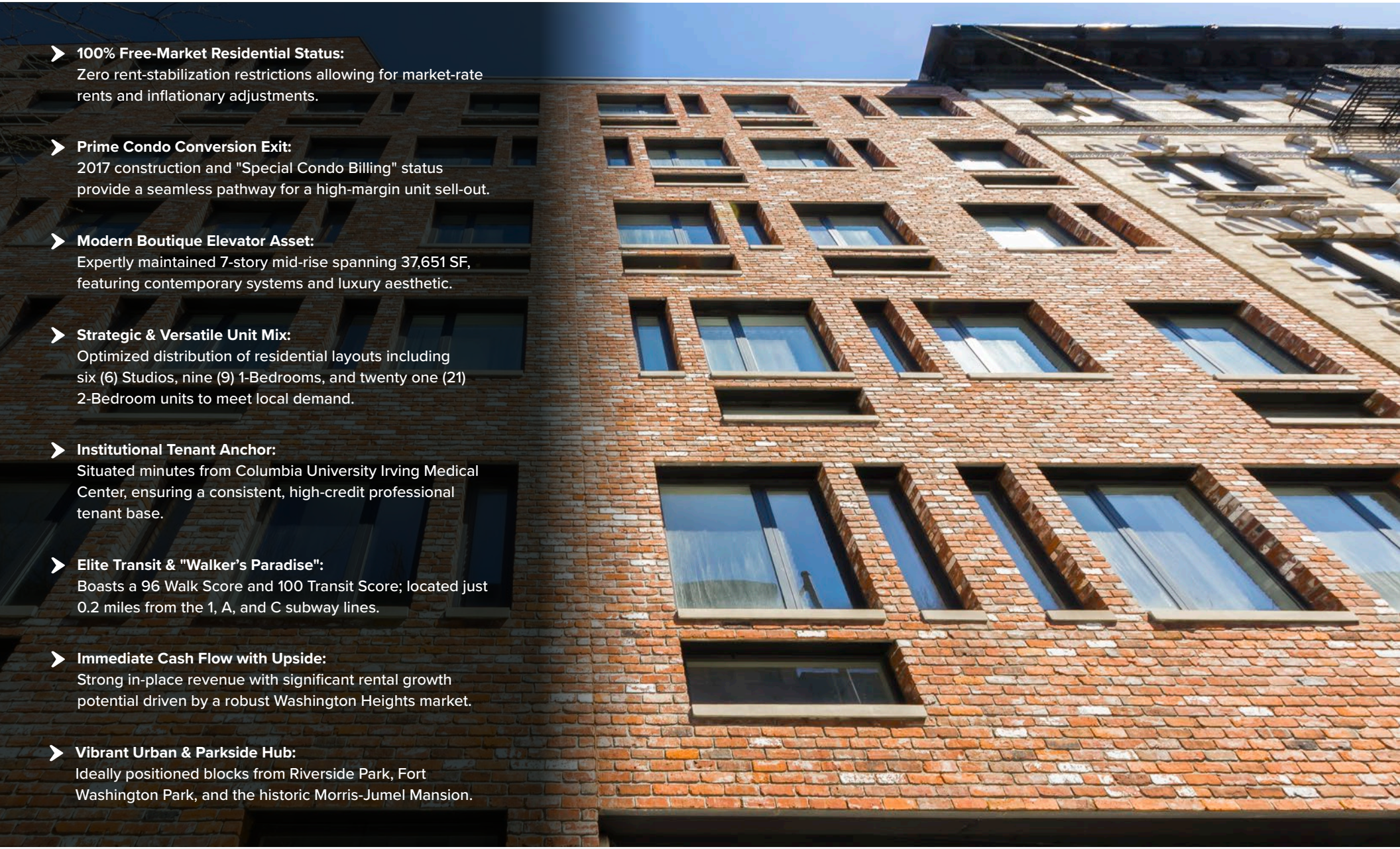


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- **100% Free-Market Residential Status:**
  Zero rent-stabilization restrictions allowing for market-rate rents and inflationary adjustments.
- **Prime Condo Conversion Exit:**
  2017 construction and "Special Condo Billing" status provide a seamless pathway for a high-margin unit sell-out.
- **Modern Boutique Elevator Asset:**
  Expertly maintained 7-story mid-rise spanning 37,651 SF, featuring contemporary systems and luxury aesthetic.
- **Strategic & Versatile Unit Mix:**
  Optimized distribution of residential layouts including six (6) Studios, nine (9) 1-Bedrooms, and twenty one (21) 2-Bedroom units to meet local demand.
- **Institutional Tenant Anchor:**
  Situated minutes from Columbia University Irving Medical Center, ensuring a consistent, high-credit professional tenant base.
- **Elite Transit & "Walker's Paradise":**
  Boasts a 96 Walk Score and 100 Transit Score; located just 0.2 miles from the 1, A, and C subway lines.
- **Immediate Cash Flow with Upside:**
  Strong in-place revenue with significant rental growth potential driven by a robust Washington Heights market.
- **Vibrant Urban & Parkside Hub:**
  Ideally positioned blocks from Riverside Park, Fort Washington Park, and the historic Morris-Jumel Mansion.



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2118	7501	75' X 99.92'	7,494
Block	*Lot*	*Lot Dimensions*	*Lot Sq. Ft.*

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Property Information	
Block / Lot	2118 / 7501
Lot Dimensions	75' x 99.92'
Lot Sq. Ft.	7,494
Building Dimensions	75' x 99'
Stories	7
Residential Units	36
Commercial Units	1
Total Units	37
Building Sq. Ft.	37,651
Zoning	R7-2
Tax Class	2 & 4
Assessment (25/26)	$3,200,972
Real Estate Taxes (25/26)	$393,253

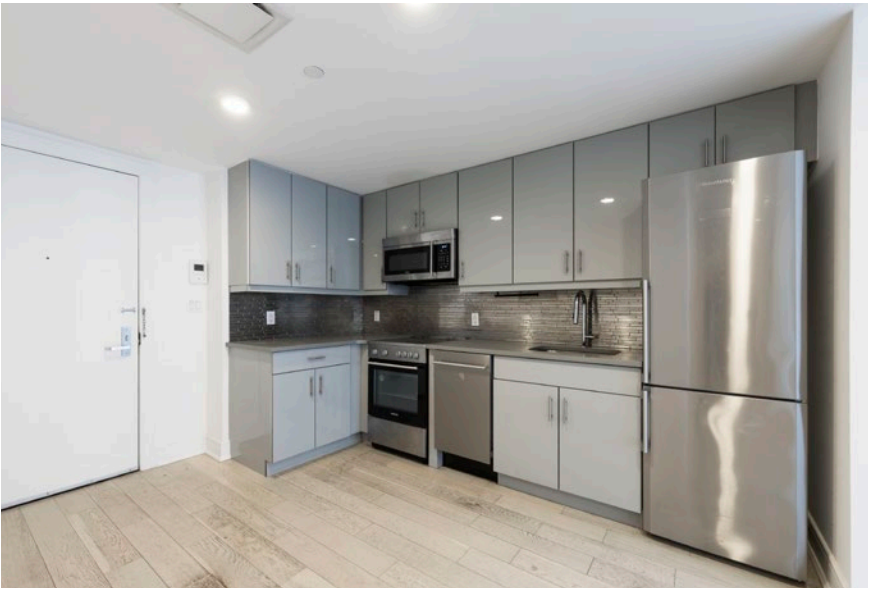
*All square footage/buildable area calculations are approximate

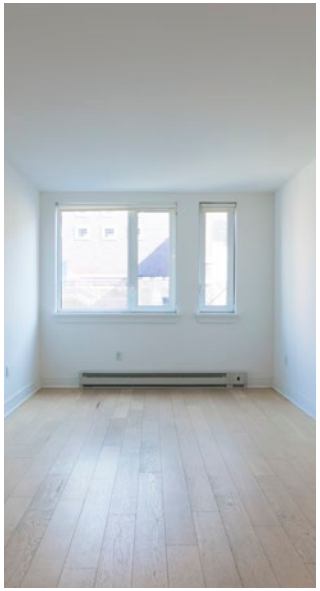
Ownership Requests Proposals

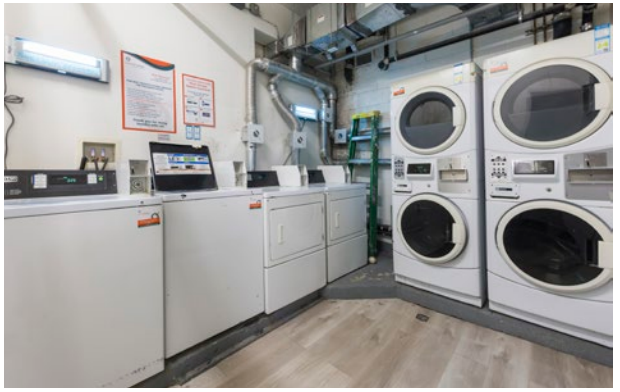
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Interior Photos

















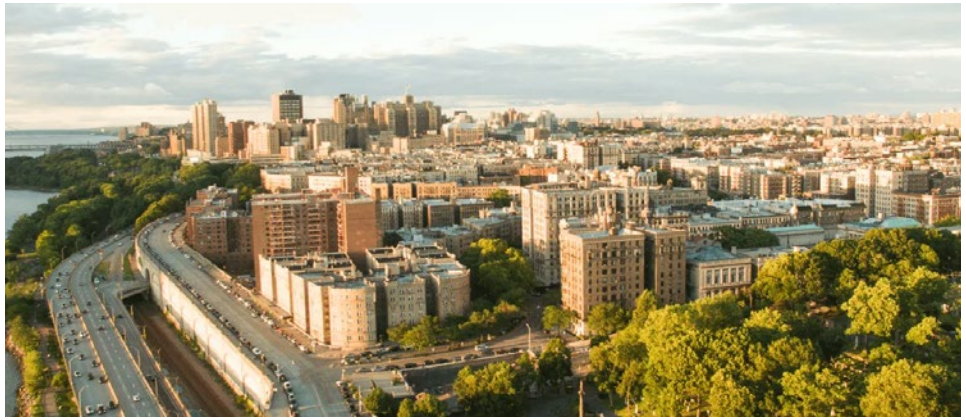


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Welcome to Washington Heights

Washington Heights is a vibrant neighborhood in northern New York City known for its strong Dominican culture and lively atmosphere. It offers scenic views along the Hudson River and features landmarks like the George Washington Bridge.





George Washington Bridge

The George Washington Bridge is one of the busiest bridges in the world, connecting New York City (Manhattan) with New Jersey across the Hudson River. Opened in 1931, it's an iconic steel suspension bridge known for its massive double-deck structure and heavy daily traffic.

The Cloisters

A branch of the Metropolitan Museum of Art dedicated to medieval European art, set in a monastery-style building.





Fort Tryon Park

A beautiful hilltop park offering stunning views of the Hudson River, perfect for relaxing walks and picnics.



Little Red Lighthouse

A small historic lighthouse under the bridge, famous for its charm and storybook history.

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Transportation in Washington Heights is well-developed and heavily reliant on public transit. The neighborhood is served by major New York City Subway lines like the A and 1 trains, along with several bus routes, making it easy to travel throughout Manhattan and the Bronx.

Transportation Score

100
Excellent Transit

96
Very Walkable

Visit Walk Score Website →





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