

FOR SALE

422 Saint Nicholas Avenue, New York, NY 10027

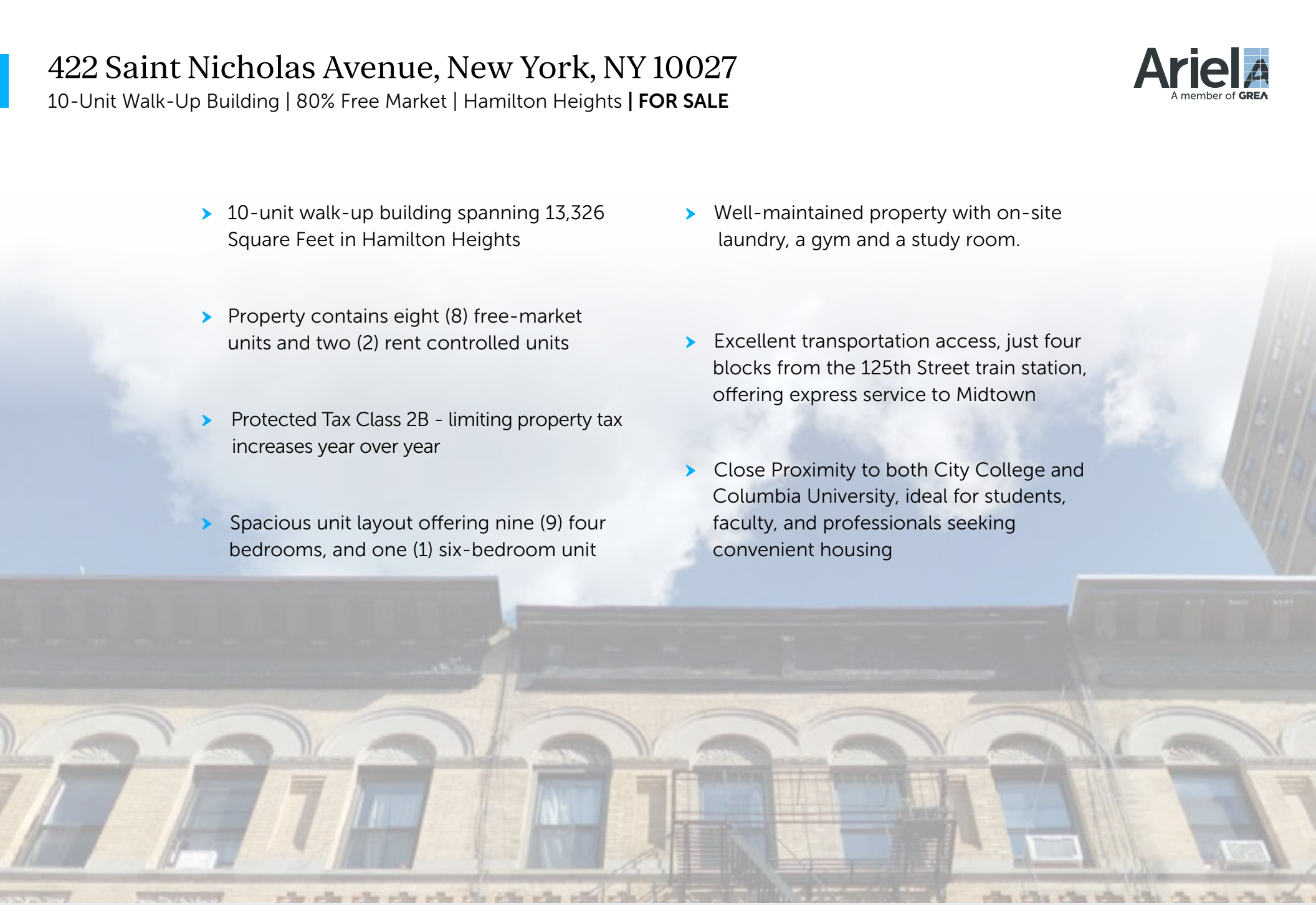
10-Unit Walk-Up Building | 80% Free Market | Hamilton Heights **| FOR SALE**

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A member of GREA

- 10-unit walk-up building spanning 13,326 Square Feet in Hamilton Heights
- Property contains eight (8) free-market units and two (2) rent controlled units
- Protected Tax Class 2B - limiting property tax increases year over year
- Spacious unit layout offering nine (9) four bedrooms, and one (1) six-bedroom unit
- Well-maintained property with on-site laundry, a gym and a study room.
- Excellent transportation access, just four blocks from the 125th Street train station, offering express service to Midtown
- Close Proximity to both City College and Columbia University, ideal for students, faculty, and professionals seeking convenient housing



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

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For Financing Information:

Matthew Swerdlow x56
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Block / Lot	1958 / 59
Lot Dimensions	26.83' x 105'
Lot Sq. Ft.	2,765
Building Dimensions	26' x 90'
Stories	5
Residential Units	10
Laundry/Storage Units	3
Building Sq. Ft.	13,326
Zoning	R8
FAR	7.20
Buildable Sq. Ft.	19,908
Air Rights Sq. Ft.	6,582
Tax Class	2B
Assessment (25/26)	$81,571
Real Estate Taxes (25/26)	$10,196

*All square footage/buildable area calculations are approximate

Asking Price: $4,950,000

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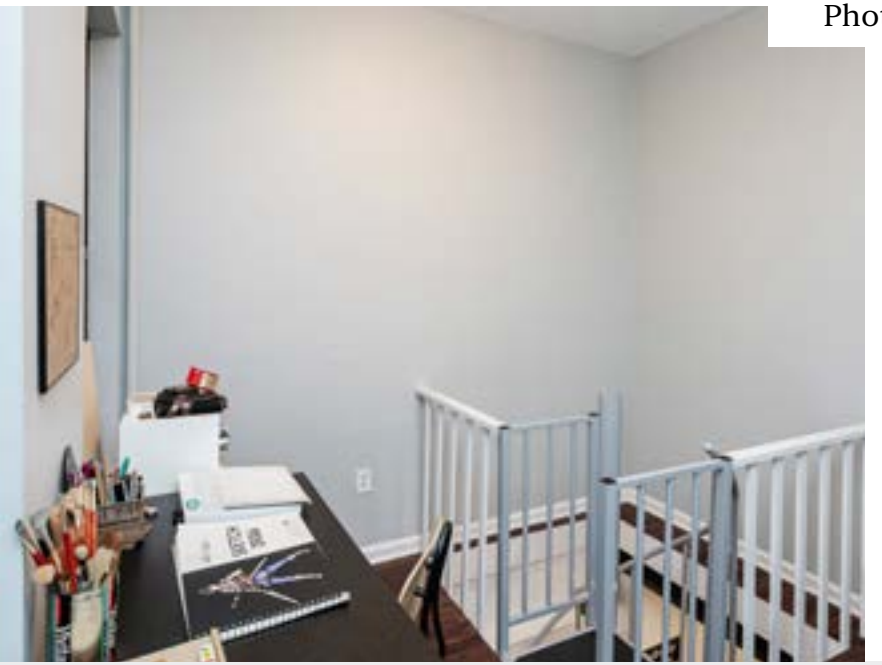


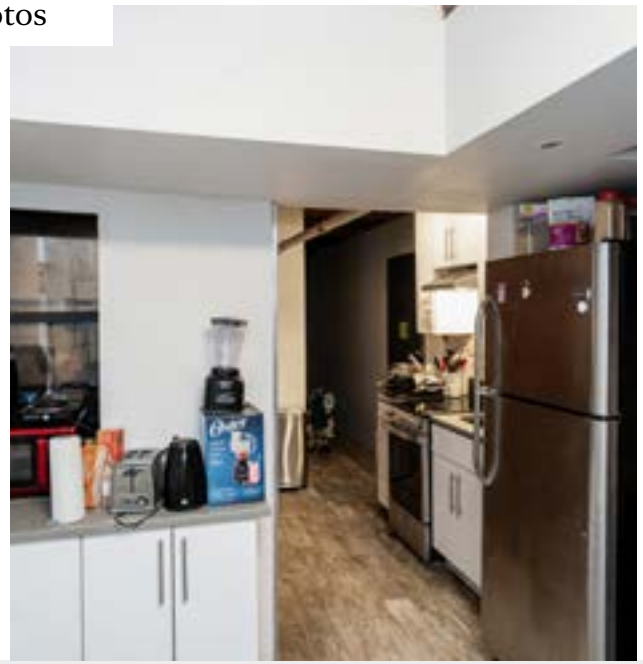






Interior Photos







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Financial Summary

Scheduled Gross Income:	$453,216	
Less Vacancy Rate Reserve (3.00%):	($13,596)	
Gross Operating Income:	$439,620	
Less Expenses:	($91,177)	20% of SGI
Net Operating Income:	**$348,442**	**7.04% Cap Rate**

Scheduled Income

Unit Type	# of Units	Avg. Rent $/Unit	Monthly Income	Annual Income
4 BR	9	$3,447	$31,023	$372,276
6 BR	1	$6,495	$6,495	$77,940
Laundry	1	$250	$250	$3,000
Total Income			**$37,768**	**$453,216**

Expenses (Actual/Estimated*)

Real Estate Taxes (25/26)	$10,196	Repairs & Maintenance*	$8,000
Water & Sewer*	$12,000	Legal/Miscellaneous*	$4,396
Insurance*	$11,000	Management*	$17,585
Fuel & Electric*	$22,000		
Super*	$6,000		
Gross Operating Expenses:	**$91,177**		

Unit Breakdown

Unit Type	# of Units	Avg. Rent $/Unit	Monthly Income	Annual Income
FM	8	$4,599	$36,795	$441,540
RC	2	$362	$723	$8,676
Laundry	1	$250	$250	$3,000
Total Income			**$37,768**	**$453,216**

FOR FULL RENT ROLL CLICK HERE

Asking Price: $4,950,000

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422 Saint Nicholas Avenue is a well-maintained, five-story multifamily building in Central Harlem, featuring recent renovations and convenient access to St. Nicholas Park and multiple subway stations



Transportation Score

100
Public Transportation

96
Walker's Paradise

63
Rider's Paradise

Visit Walk Score Website →

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