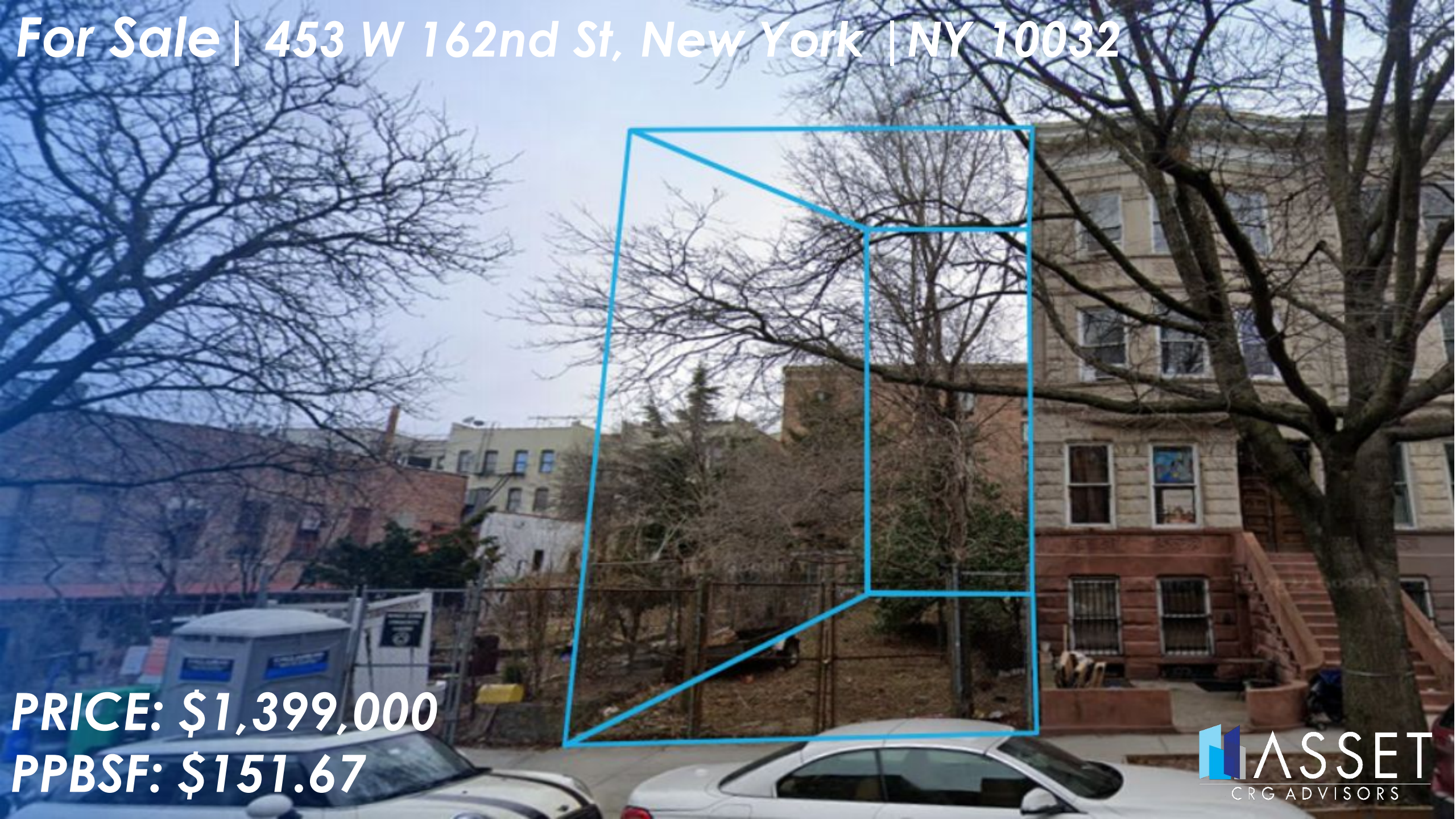
For Sale | 453 W 162nd St, New York | NY 10032



PRICE: $1,399,000

PPBSF: $151.67

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Investment Highlights

Summary: The subject property is an exceptional vacant lot poised for redevelopment, ideally suited for residential purposes. With an as of right total of 9,224 square feet of buildable space. The current ownership has proposed plans in for a twelve-unit elevator multifamily building featuring eleven two-bedroom units and one one-bedroom apartment.

Prime Location: This development property represents a compelling investment opportunity in Washington Heights, celebrated for its historic charm and cultural vibrancy. It is an appealing choice for astute investors, being just a 2-minute walk to the Morris-Jumel Mansion, a historical museum, and only 0.5 miles from Columbia University.

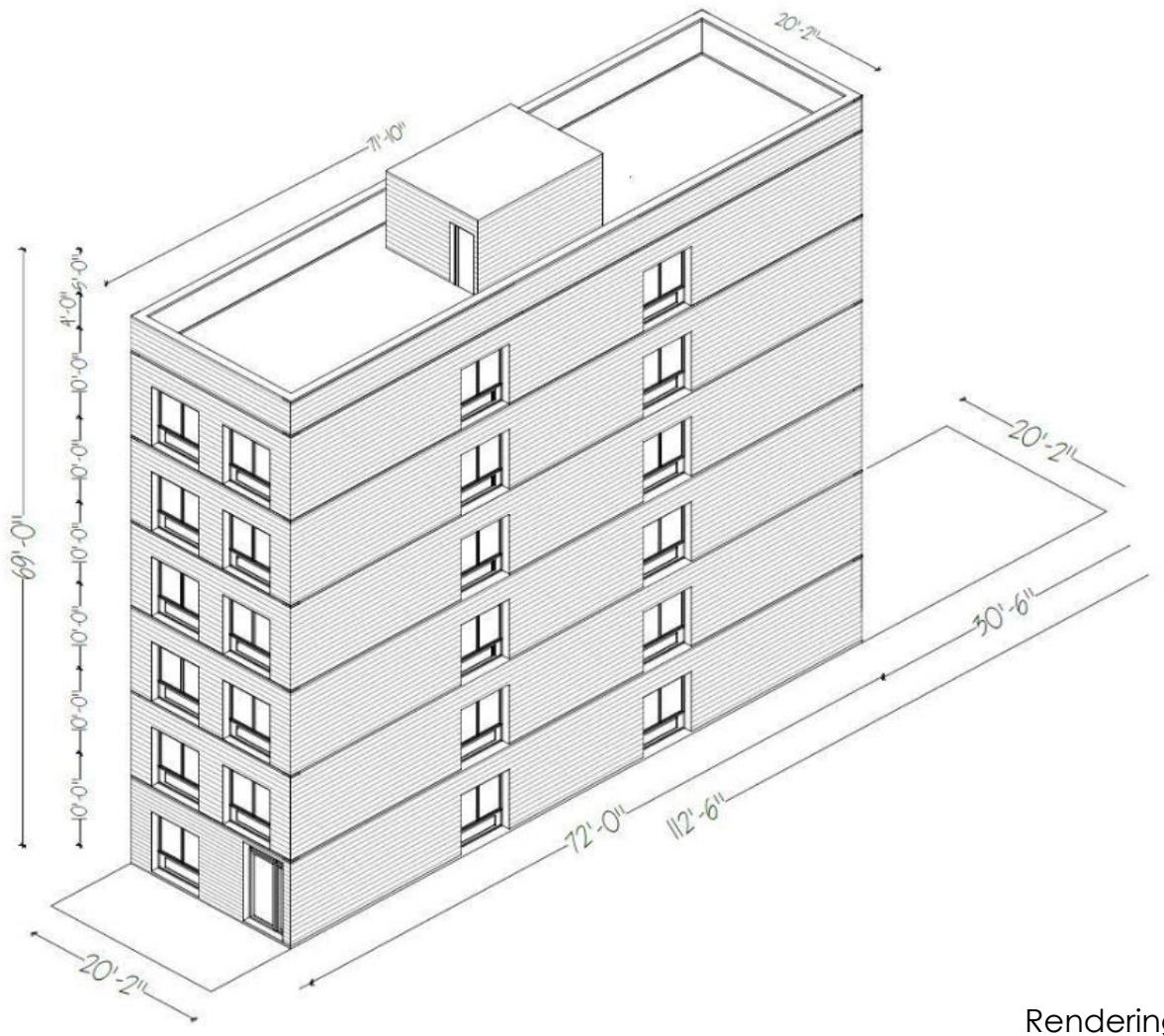
Appreciation Potential: Introducing an exceptional development opportunity strategically positioned in the dynamic heart of Washington Heights, Manhattan. This prime site boasts immediate access to essential amenities, including a supermarket just 400 feet away and the Washington Heights library. Located adjacent to the Morris-Jumel Community Garden, protected under the 2002 Settlement negotiated by the Bloomberg administration, this prime location ensures the lot enjoys abundant natural light and ventilation.

Excellent Connectivity: The property is located just half a block from the C subway line at West 163rd Street and Saint Nicholas Avenue, and 155 St (A, C) subway station. this property offers unparalleled transportation convenience.

Proximity to Amenities: Experience unparalleled convenience at this strategically positioned multifamily property, offering discerning investors effortless access to local amenities and shops. Nearby gems include the Washington Heights Library for a quiet retreat, City Drug & Surgical just a 2-minute walk away from the property, Super Foodtown of Washington Heights, C Town Supermarkets, Planet Fitness, TD Bank, McDonald's, and Dunkin'. Collectively, these amenities enhance the overall living experience, fostering a holistic and connected community.

Overview

Building Analysis	
Address	**453 W 162nd St, New York, NY 10032**
Block/Lot	2110-55
Neighborhood	Washington Heights
Cross Streets	Amsterdam Ave & Edgecombe Ave
Asset Type	Development
Lot Size	20.5' x112.5'
Lot SF	2,306
Zoning	R7-2
FAR	4.0
Buildable	9,224
Taxes ('24)	$18,970
Tax Class	4



Rendering

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Broker Cooperation is Welcome!

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453 W 162nd St, New York, NY 10032

- *The subject property is an exceptional vacant lot poised for redevelopment, ideally suited for residential purposes.*
- *With a generous 9,224 square feet of buildable space.*
- *The current ownership has advanced plans in the final stages of DOB approval for a twelve-unit elevator multifamily building.*
- *This development features eleven two-bedroom units and one one-bedroom apartment.*

PRICE: $1,399,000
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