

463 WEST 142ND STREET, NEW YORK, NY 10031

Rare 40' Wide Hamilton Heights Historic District Conversion Opportunity | Delivered Vacant | **FOR SALE**



5 Stories | **12,605** Gross SF | **40' X 80'** Building Dimensions | **HAMILTON HEIGHTS** Location

PROPERTY INFORMATION

Block / Lot	2058 / 37
Lot Dimensions	45' x 99.92'
Lot Size	4,496 Sq. Ft. (Approx.)
Building Dimensions	40' x 80'
Stories	5
Building Size	12,605 Sq. Ft. (Approx.)
Zoning	R6A
FAR	3.00
Assesment (19/20)	\$317,700
Real Estate Taxes (19/20)	\$33,403

PROPERTY DESCRIPTION

Ariel Property Advisors presents 463 West 142nd Street, a 40' wide residential or community facility conversion opportunity located on the north side of West 142nd Street between Amsterdam and Convent Avenues in Manhattan's Hamilton Heights Historic District.

463 West 142nd Street consists of a 45' x 99.92' lot that is improved by free standing 5-story, neo-Gothic style structure. In its current configuration, the building contains a small chapel, numerous dormitory-style bedrooms, office spaces, community rooms and several storage spaces that are scattered throughout. Its scale, layout, and vacancy are appealing to both residential developers and owner-users. Developers have a unique opportunity to capitalize on the strengthening Hamilton Heights residential market by converting the building to a boutique luxury residential property. Owner-users will appreciate the building's flexibility to accommodate residential, educational, artistic or other community-oriented uses.

463 West 142nd Street enjoys a convenient location surrounded by major Northern Manhattan landmarks and institutions. In addition to being located a few blocks from The Hamilton Grange National Memorial, the property is a short walk away from the City College of New York, Columbia University's Manhattanville expansion, St. Nicholas Park, Riverbank State Park, and Jackie Robinson Park. Convenient transportation is provided by the A/C/B/D subway lines at West 145th Street and the 1 train at both the 137th Street - City College and West 145th Street stations. Hamilton Heights is experiencing a surge in residential development, such as Synapse Capital's Perch Harlem located at 542 W 153rd Street and Anbau Enterprises' condo building located at 620 W 153rd Street.

With its architecturally distinct structure, prime location, and flexible conversion options, 463 W 142nd Street represents a premier Hamilton Heights opportunity for developers and owner-users.

ASKING PRICE: \$5,500,000

212.544.9500
arielpa.nyc

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

For Financing Info

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North side of West 142nd Street between
Amsterdam Avenue and Convent Avenue

2058

Block

37

Lot

45' X 99.92'

Lot Dimensions

4,496

Lot Area SF



- 1 City College Of New York
- 2 Hamilton Grange National Memorial
- 3 Harlem School Of Arts
- 4 Columbia Manhattanville Campus
- 5 St. Nicholas Park
- 6 Jackie Robinson Recreation Center
- 7 The Hamilton Grange School
- 8 Riverside State Park
- 9 Hamilton Grange Library
- 10 Jacob H. Schiff Playground
- 11 Hogshead Tavern
- 12 The Grange
- 13 The Edge Harlem
- 14 Manhattanville Coffee
- 15 Sugar Hill Cafe
- 16 Starbucks



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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. 1 August 2019 9:24 pm