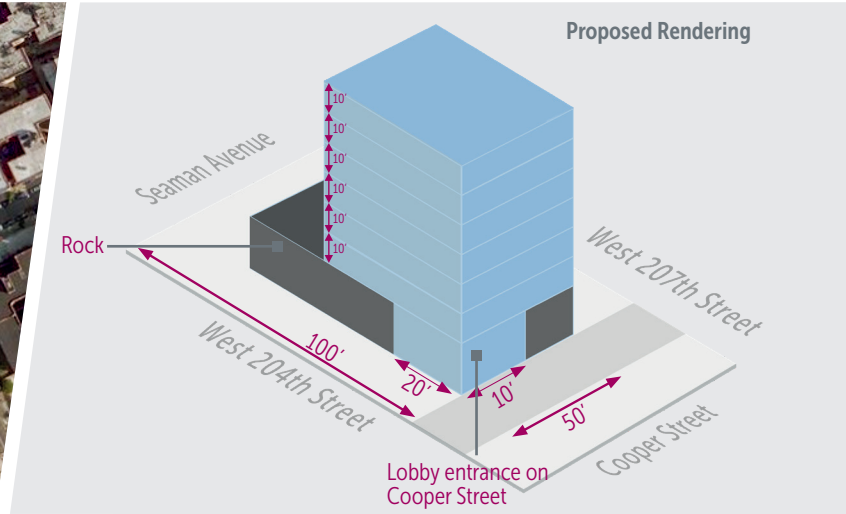


68-70 COOPER STREET, NEW YORK, NY 10034

50' Wide, 20,000 BSF Residential Development Site | FOR SALE



20,000

Buildable SF

50'

Frontage along Cooper Street

R7-A (4.00)

Zoning (FAR)

INWOOD

Location

PROPERTY INFORMATION

Block / Lot	2240 / 27
Lot Dimensions	50' x 100'
Lot Size	5,000 Sq. Ft. (Approx.)
Zoning	R7A
FAR	4.00
Buildable Area	20,000 Sq. Ft. (Approx.)
Assessment (19/20)	\$132,895
Real Estate Taxes (19/20)	\$13,973

HIGHLIGHTS

- Future proposed development of 85' in height will have incredible views from front and top floors.
- One block from major thoroughfares at Broadway and 207th Street.
- Steps away from the A subway train at Broadway and 207th Street.
- Recently rezoned to stimulate area-goal 5,000 new housing units
- Close proximity to Columbia University's Baker Athletic Complex, The Met Cloisters, Inwood Hill Park, and Isham Park
- 5 projects planned in direct vicinity including 614 Unit Building at 3875 9th Ave.

PROPERTY DESCRIPTION

Ariel Property Advisors presents 68-70 Cooper Street, a unique 50' wide residential development opportunity located in the up-and-coming neighborhood of Inwood.

Located on the west side of Cooper Street between 204th Street and 207th Street, the site is zoned R7-A (4.00) which provides approximately 20,000 buildable square feet (as-of-right) for future development. The site currently contains bedrock, of which approximately 200 cubic yards of removal is required to undertake a development project.

Inwood recently underwent a major rezoning, which encompasses 59 blocks and is expected to stimulate the local economy and aims to bring approximately 5,000 new housing units. Several new development projects are already in the pipeline, including Madd Equities' 600,000 square foot, 614-unit mixed-use development at 3875 9th Avenue. The property's coveted location provides tenants easy access to downtown and outer-borough locations via the A subway train just 1 block away at 207th Street and Broadway as well as the 1 subway train at 207th Street and 10th Avenue.

Broadway and 207th Street serve as considerable retail thoroughfares with a Dunkin' Donuts, Chase Bank, UPS Store, CVS, Planet Fitness, along with various other local establishment and restaurants that add to Inwood's congenial neighborhood composition. Furthermore, the property is within steps of Inwood Hill Park, Isham Park, a short walk from Fort Tryon Park, and is near institutions such as Columbia University's Baker Athletic Complex, New York-Presbyterian Allen Hospital, and the New York Public Library of Inwood.

With a prime location in the recently rezoned neighborhood of Inwood, 68-70 Cooper street provides developers and investors with a truly unique opportunity to create an exceptional residential building.

\$2,990,000

Asking Price

\$150

\$/BSF

212.544.9500

arielpa.nyc

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

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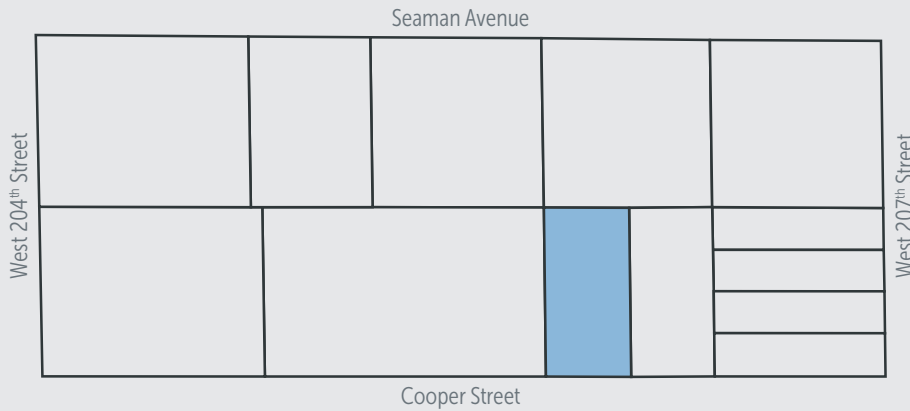
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68-70 COOPER STREET, NEW YORK, NY 10034

50' Wide, 20,000 BSF Residential Development Site | FOR SALE



West side of Cooper Street between 204th Street and 207th Street



2240
Block

27
Lot

50' X 100'
Lot Dimensions

5,000
Lot Area SF

- 1 CT Super Markets
- 2 Rite Aid
- 3 Dyckman Farmhouse
- 4 The Met Cloisters
- 5 US Social Security Administration
- 6 Inwood Little League
- 7 Inwood Bar and Grill
- 8 Beans and Vines
- 9 Inwood Library
- 10 Planet Fitness



\$2,990,000
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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. 26 September 2019 12:14 pm