

# 2651-2657 Broadway

New York, NY

**AVISON  
YOUNG**



## Highlights

- Central Upper West Side location
- Close proximity to Columbia University
- Potential uses include furnished rentals, co-living, supportive housing, transitional housing, student housing, non-profit end user, substantial rehabilitation, and ground-up construction
- Well-maintained elevatored building
- In-place Certificate of Non-Harassment
- 160 feet of wrap around frontage
- Made up of 125 units of which 120 are vacant
- Approximately  $\pm 14,300$  square feet of available air rights
- Proximity to the 103rd Street Subway Station, which services the **1** Train, and the 96th Street Subway Station, which services the **1 2 3** Trains

Avison Young, as exclusive agent is pleased to offer 2651-2657 Broadway (A.K.A 230 West 101st Street) for sale. This property is a seven-story, mixed-use residential building with 160 feet of wrap around frontage; it is comprised of 125 residential units, along with three retail spaces at grade level. 2651-2657 Broadway (the "Property") is 96% vacant and contains five SRO tenants. With two years remaining on The Property's in-place certificate of non-harassment (CONH) this building presents investors and developers with a variety of development and conversion opportunities. Moreover, there are approximately  $\pm 14,300$  square feet of excess air rights as-of-right, which contribute to this asset's appealing development potential. It is also important to note that The Property is just south of Columbia University, making it an ideal opportunity for conversion to purpose-built student housing, or a dormitory.

Positioned on the southwest corner of Broadway and West 101st Street, the Property is located in the Manhattan Valley neighborhood of Manhattan, which is a residential area located in the northern portion of the Upper West Side. Broadway also serves as a vital retail corridor for the immediate area and, in turn, attracts a high degree of foot traffic.

The Property is just steps from the 103rd Street and 96th Street Subway Stations, and is proximate to multiple bus stations that service the overall city and immediate area. These metro stations service the 1 Train and 1, 2, and 3 Trains, respectively. Moreover, Columbia University is only one subway stop north of the 103rd Street Subway Station, via the 1 Train. This first-class site offers investors and developers the opportunity to purchase the in-place property and pursue a variety of exciting development and conversion options.

**Asking: \$22,000,000**

For more information, click here:  
[AYTriStateInvestmentSales.com](https://www.aytristateinvestment.com)

For more information:

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# 2651-2657 Broadway

New York, NY

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## Property Information

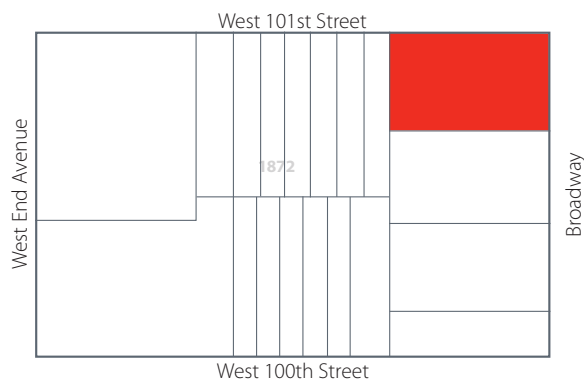
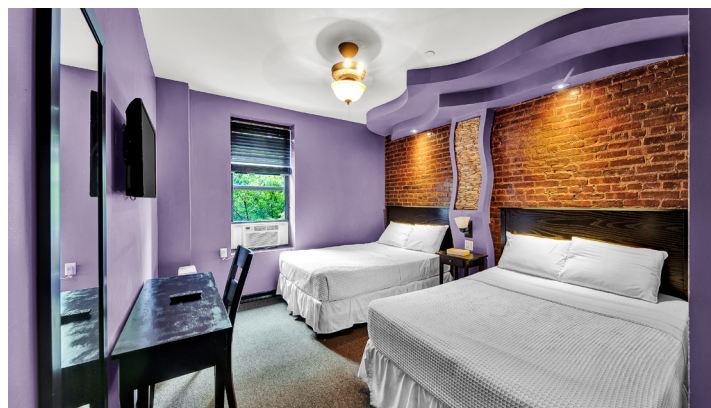
Address	2651-2657 Broadway AKA 230 West 101st Street
Location	Southwest corner of Broadway and West 101st Street
Market	Upper West Side
Block / Lot	1872 / 54
Zoning	R9A, EC-3, C1-5
Lot Area	6,000
Total GBA	36,730

## Maximum Development Potential

Residential (7.52 FAR)	45,120 ZFA
Residential + Inclusionary Certificate (8.50 FAR)	51,000 ZFA
Commercial (2.00 FAR)	12,000 ZFA

## Real Estate Taxes

Tax Class	4
Real Estate Tax Assessment (20/21)	\$4,063,750
Annual Real Estate Tax (20/21)	\$434,577



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## Highlights

- Central Upper West Side location
- Close proximity to Columbia University
- Potential uses include furnished rentals, co-living, supportive housing, transitional housing, student housing, and non-profit end user
- Well-maintained elevated building
- In-place Certificate of Non-Harassment
- Made up of 93 units of which 78 are vacant
- Approximately  $\pm 24,100$  square feet of available air rights
- Proximity to Broadway's 96th Street Subway Station, which services the **1 2 3** Trains, and the 103rd Street Subway Station, which services the **1** Train

Avison Young, as exclusive agent, is pleased to offer 258 West 97th Street for sale. This property is a seven-story, mixed-use residential building with 49 feet of frontage; it is comprised of 93 residential units. 258 West 97th Street (the "Property") is 84% vacant and contains 15 SRO tenants. With two years remaining on The Property's in-place certificate of non-harassment (CONH) this building presents investors and developers with a variety of development and conversion opportunities. Moreover, there are approximately  $\pm 24,100$  square feet of excess air rights as-of-right, which contribute to this asset's appealing development potential. It is also important to note that The Property is just south of Columbia University, making it an ideal opportunity for conversion to purpose-built student housing, or a dormitory.

Positioned along West 97th Street, the Property is located in the Manhattan Valley neighborhood of Manhattan, which is a residential area located in the northern portion of the Upper West Side. Broadway, a neighboring avenue, also serves as a vital retail corridor for the immediate area and, in turn, attracts a high degree of foot traffic.

The Property is just steps from the 96th Street and 103rd Street Subway Stations, along Broadway, and is proximate to multiple bus stations that service the overall city and immediate area. These metro stations service the 1, 2, and 3 Trains and 1 Train, respectively. Moreover, Columbia University is only two subway stops north of the 96th Street Subway Station, via the 1 Train. This first-class site offers investors and developers the opportunity to purchase the in-place property and pursue a variety of exciting development and conversion options.

**Asking: \$14,000,000**

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# 258 West 97th Street

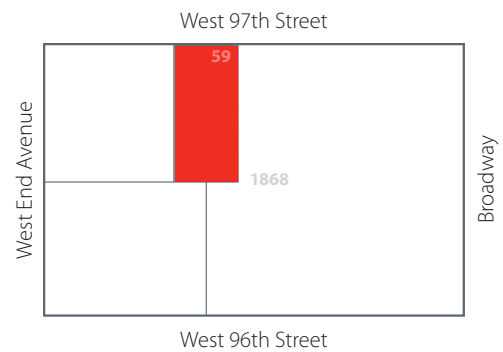
## New York, NY

Property Information	
Address	258 West 97th Street
Location	South side of West 97th Street
Market	Upper West Side
Block / Lot	1868 / 59
Zoning	R10A
Lot Area	5,046
Total GBA	26,334

Maximum Development Potential	
Residential (10.00 FAR)	50,460 ZFA

Real Estate Taxes	
Tax Class	4
Real Estate Tax Assessment (20/21)	\$2,864,570
Annual Real Estate Tax (20/21)	\$306,337



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