

BESIN
PARTNERS

HARLEM
18 West 127th Street
New York, NY 10027



5-STORY 5,033± SF MULTIFAMILY BUILDING | DELIVERED VACANT | 100% FM



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18 West 127th Street
New York, NY 10027



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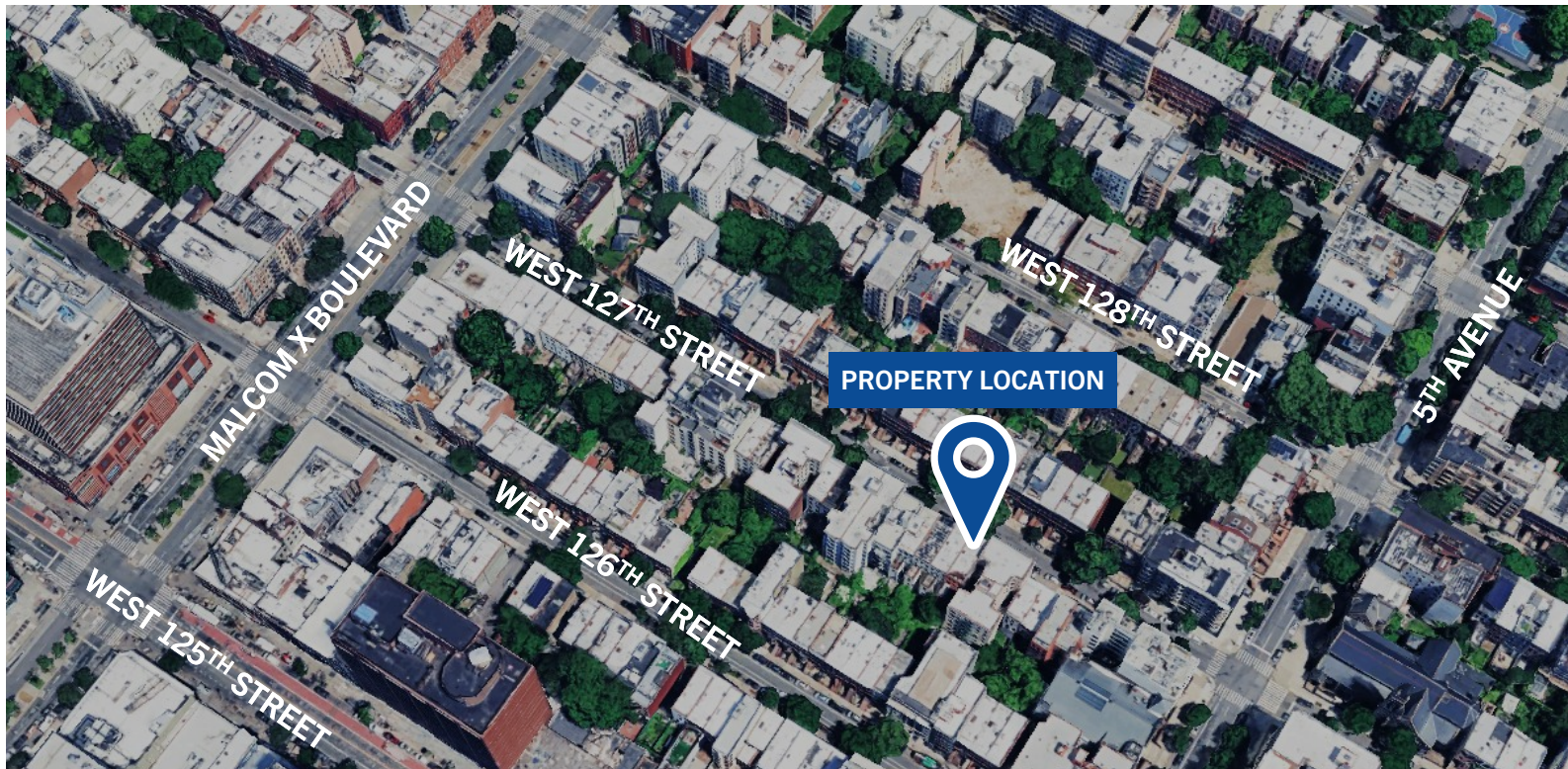
EXECUTIVE SUMMARY

Besen Partners, as exclusive agent for Ownership, is pleased to offer for sale 18 West 127th Street New York, NY 10027 (the "Property") 4-story 5,033± SF multifamily building built on a 1,873± SF lot. Zoned R7-2 with approved renovation plans for all 4 units. There is 2,397± SF of unused F.A.R. 4 blocks from the Metro-North 125th Street Train station and 5 blocks to the 125th Street [4, 5, 6] subway station. **Delivered vacant.**

ASKING PRICE: \$2,500,000

PROPERTY SPECIFICATIONS

Neighborhood:	Harlem
Block & Lot:	1724 / 46
Building Class:	Converted Dwellings or Rooming House (C5)
Year Built / Altered	1909 / 1995
Tax Class:	2A
Lot SF:	1,873± SF
Lot Size:	18.75' x 99.92'
Building Area:	5,033± SF
Building Dimensions:	18.75' x 50'
Stories / Type:	5-Story Multifamily Building
Zoning:	R7-2
F.A.R. (Built / Allowed):	2.16 / 3.44
Unused F.A.R.	2,397± SF
Assessed Value:	\$242,267
R.E. Taxes (2026/27):	\$30,136





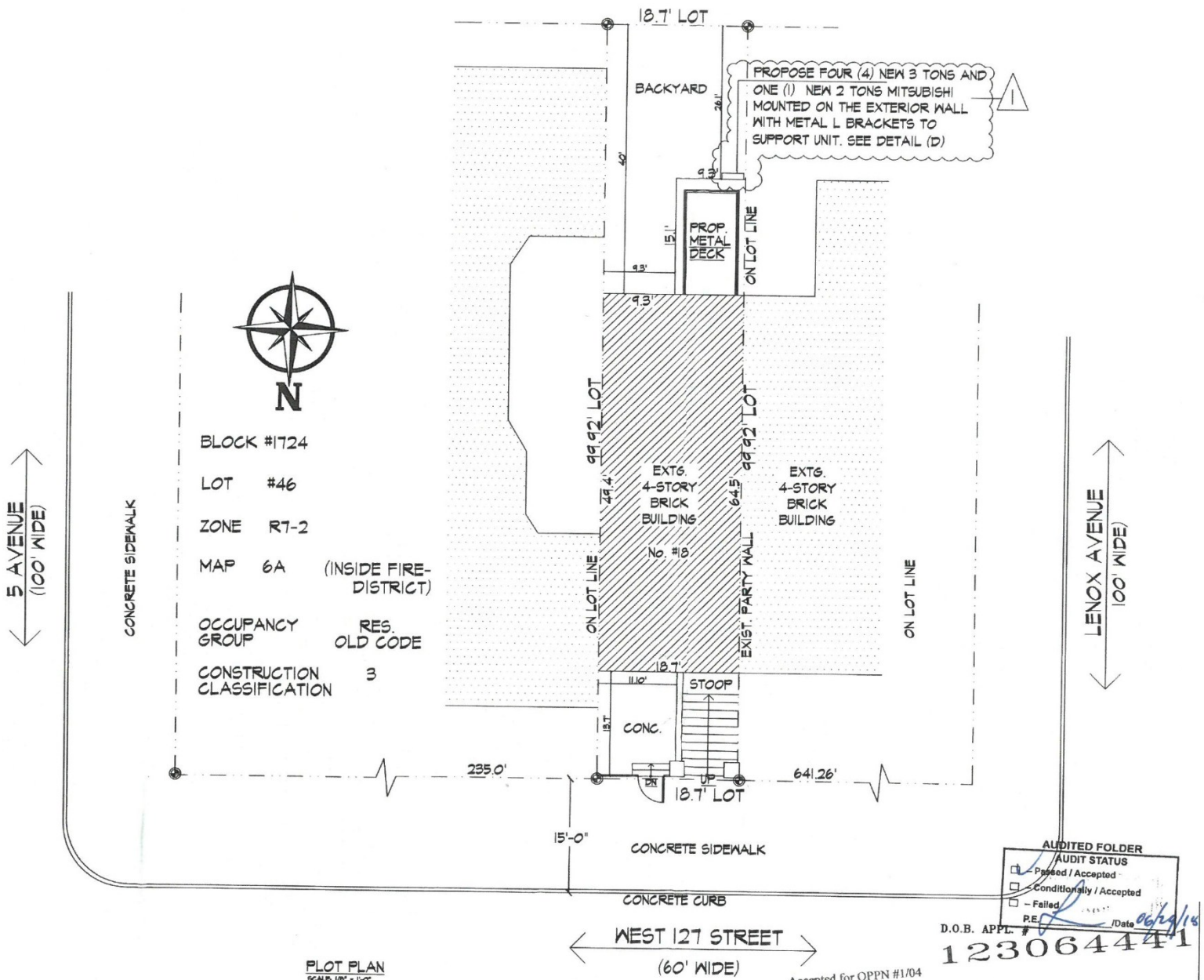
PROPERTY PHOTOS







BUILDING SURVEY



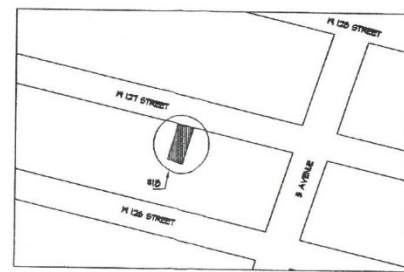
SCOPE OF WORKS:

FILING COMPLETE INTERIOR RENOVATION FOR BASEMENT, FIRST, SECOND, THIRD AND FOURTH FLOORS. PROPOSE NEW DUCTLESS ELECTRIC SPLIT UNIT SYSTEMS. PROPOSE NEW METAL DECK ON TOP OF SECOND FLOOR ROOF AND CREATE NEW DOOR FROM THIRD FLOOR REAR BEDROOM, AT 18 WEST 127TH STREET, MANHATTAN, NY, AS SHOWN ONLY IN DETAILS.

ALL OTHER CONDITIONS AND ANY ACCESSORY THERE TO, WHETHER EXISTING LEGALLY OR OTHERWISE, ARE SHOWN FOR REFERENCE ONLY. BUILDING OWNER MUST ENSURE THAT ALL EXISTING CONDITIONS ARE AS PERMITTED AND REQUIRED BY THE RESPECTIVE CONTROLLING AUTHORITIES. NO CHANGE IN BULK, OCCUPANCY, USE OR EGRESS TO EXISTING BUILDING.

ALTERATIONS THAT REDUCE THE FIRE SAFETY OR STRUCTURAL SAFETY OF EXISTING BUILDINGS.

NOT WITHSTANDING ANY OTHER PROVISION OF THIS CODE, WHERE THE ALTERATION OF ANY EXISTING BUILDING IN ACCORDANCE WITH A PROVISION OF THIS CODE WOULD RESULT IN A REDUCTION OF THE FIRE SAFETY OR STRUCTURAL SAFETY OF SUCH BUILDING, RELEVANT PROVISIONS OF THE 1960 BUILDING CODE SHALL APPLY TO SUCH ALTERATION UNLESS THERE IS FULL COMPLIANCE WITH THOSE PROVISIONS OF THIS CODE THAT WOULD MITIGATE OR OFFSET SUCH REDUCTION OF FIRE PROTECTION OR STRUCTURAL SAFETY.



ZONING MAP-6A (INSIDE FIRE DISTRICT)

AMENDED PLAN

Rev. No.	Description	Date
1	DOC 2	05/16/18

SEBERT DYER, P.E.
LICENSE NUMBER 076278

BUILDING ENGINEERING SYSTEMS, PLLC
95-05 Sulphur Blvd. Jamaica, NY. 11435.
Tel: (718) 523-8555 Fax: (718) 523-8559

PROJECT:
18 West 127th Street, Manhattan N.Y. 10027

DEPT 31029 Job No. 123064441
Exam Code ESHS5121921

TITLE:
Plot Plan, Zoning Map, Inspections, Scope of Works and Notes.

DATE: 05/14/18
PROJECT NO.: 2017-1
DRAWN BY: W.B.
CHECKED BY: Sebert Dyer
DRW. NO.: A-001.01
SHEETS: 1 OF 7

RELOCATED KITCHEN= 170.1 SF
VENT. CALCULATION (MIN. 9%)
WINDOW AIR SPACE = 2 X (3' x 2.3')= 13.8 SF. ACTUAL OK
ROOM AREA X 0.05= 170.1 SF X 0.05= 8.55 SF. REG'D
LIGHT CALCULATION (MIN. 10%)
WINDOW 2 X (3' x 4.7')= 28.2 SF. ACTUAL OK
ROOM AREA X 0.10= 170.1 SF X 0.10= 17.01 SF. REG'D

RELOCATED KITCHEN FIXTURES:
STOVE AND SINK

EXISTING DINING AREA

EXISTING CHIMNEY

PROPOSE NEW DUCTLESS ELECTRIC SPLIT UNIT SYSTEM.
-MITSUBISHI
-MODEL R4S2-GU2NA
-SERIAL #R4S25464
-12,000 BTUH
-ANNUAL STD PHB
-INTERTEK 4007BOS

RENOVATED BATHROOM

NEW BATHROOM FIXTURES ON EXISTING LINES.

PROPOSE HALLWAY

EXISTING PARTY WALL

EXISTING 3HR FIRE RATED INTERIOR PARTITION MALL.
SEE DETAIL (B)

RENOVATED LIVING AREA

EXISTING FOYER

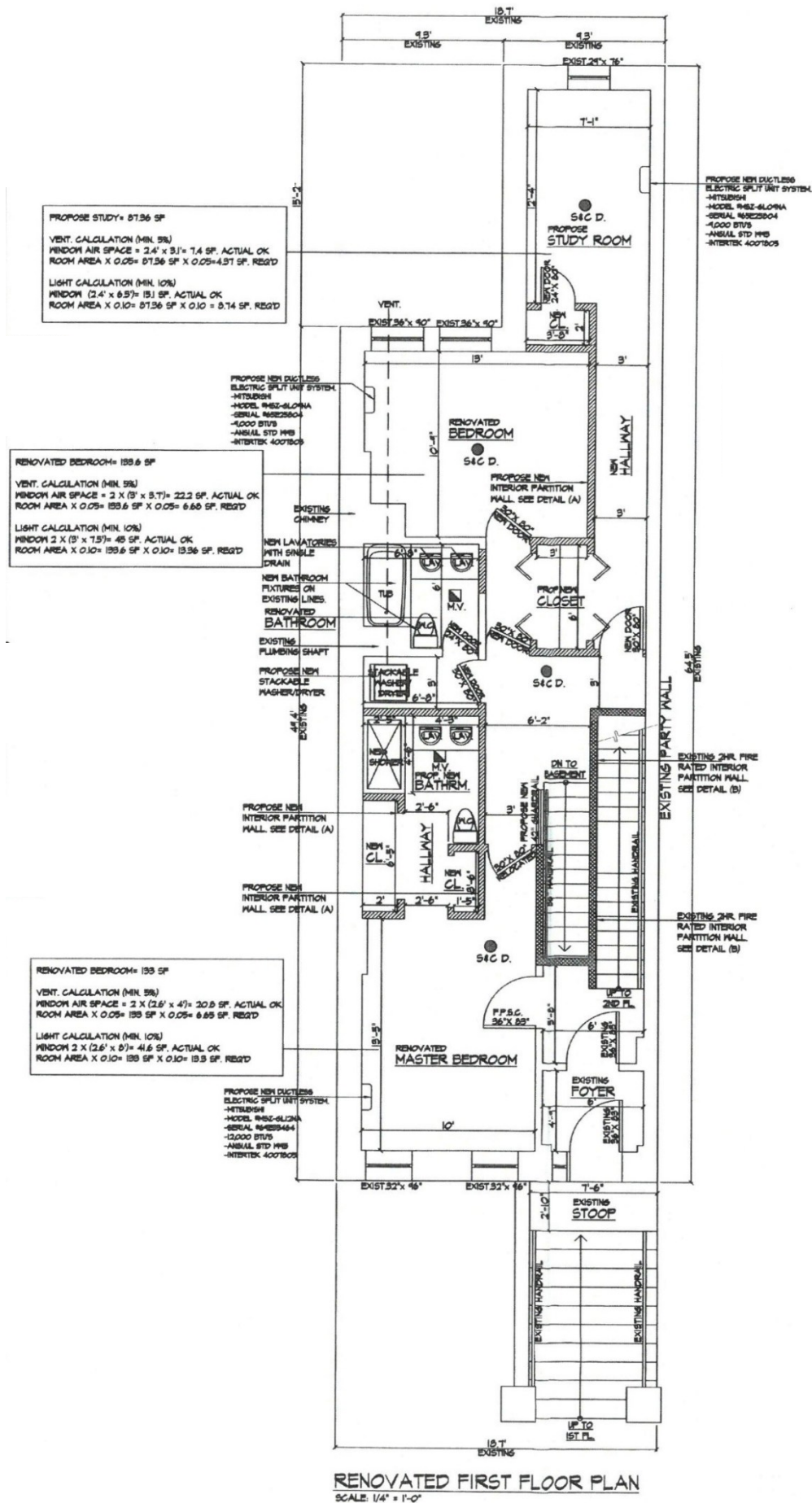
UP TO FIRST FLOOR

DOWN TO CELLAR

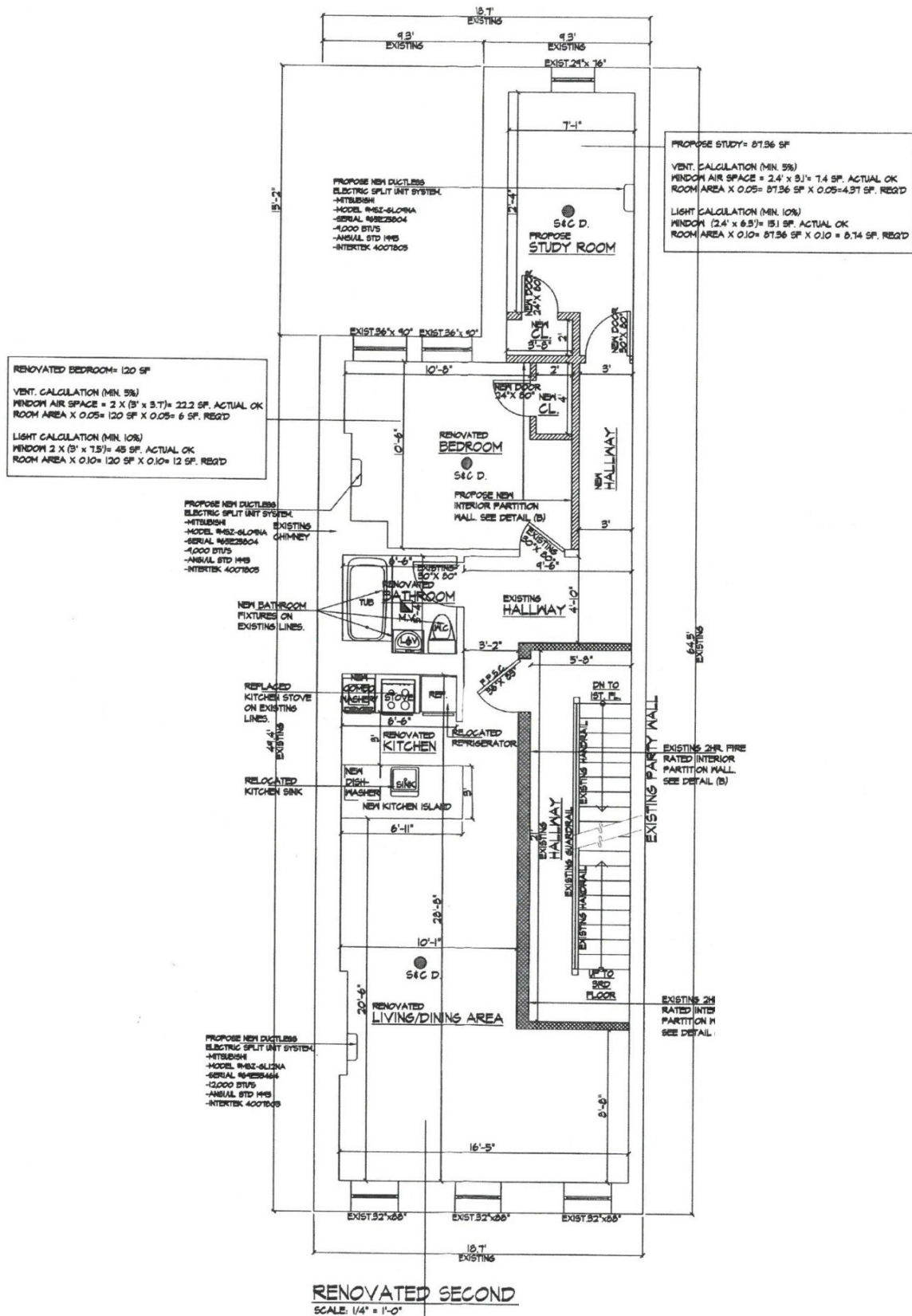
RENOVATED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

RENOVATED LIVING AREA= 260.1 SF
VENT. CALCULATION (MIN. 9%)
WINDOW AIR SPACE = 2 X (2.6' x 2.6')= 13.8 SF. ACTUAL OK
ROOM AREA X 0.05= 260.1 SF X 0.05= 13 SF. REG'D
LIGHT CALCULATION (MIN. 10%)
WINDOW 2 X (2.6' x 5.2')= 27 SF. ACTUAL OK
ROOM AREA X 0.10= 260.1 SF X 0.10= 26 SF. REG'D

FLOOR PLANS - RENOVATED FIRST FLOOR



FLOOR PLANS - RENOVATED SECOND FLOOR



RENOVATED KITCHEN/LIVING/DINING AREA = 332.2 SF
VENT. CALCULATION (MIN. 3%)
MINIMUM AIR SPACE = $3 \times (2.6T + 3.6T) = 294.0$ SF. ACTUAL OK
ROOM AREA $\times 0.03 = 332.2$ SF $\times 0.03 = 16.6$ SF. REQ'D
LIGHT CALCULATION (MIN. 10%)
MINIMUM $3 \times (2.6T + 3.6T) = 56.1T$ SF. ACTUAL OK
ROOM AREA $\times 0.10 = 332.2$ SF $\times 0.10 = 33.22$ SF. REQ'D

BEDROOM= 16.44 SF

VENT. CALCULATION (MIN. 5%)

NOMINAL AIR SPACE = $2 \times (2.85' \times 3') = 15.6$ SF. ACTUAL OK

ROOM AREA $\times 0.05 = 16.44$ SF $\times 0.05 = 8.22$ SF. REQ'D

LIGHT CALCULATION (MIN. 10%)

NOMINAL $2 \times (2.85' \times 6') = 31.2$ SF. ACTUAL OK

ROOM AREA $\times 0.10 = 16.44$ SF $\times 0.10 = 1.64$ SF. REQ'D



KITCHEN/LIVING/DINING AREA = 337.8 SF

VENT. CALCULATION (MIN. 3%)

WINDOW AIR SPACE = $3 \times (2.6' \times 3.4') = 26.5 \text{ SF}$. ACTUAL OK

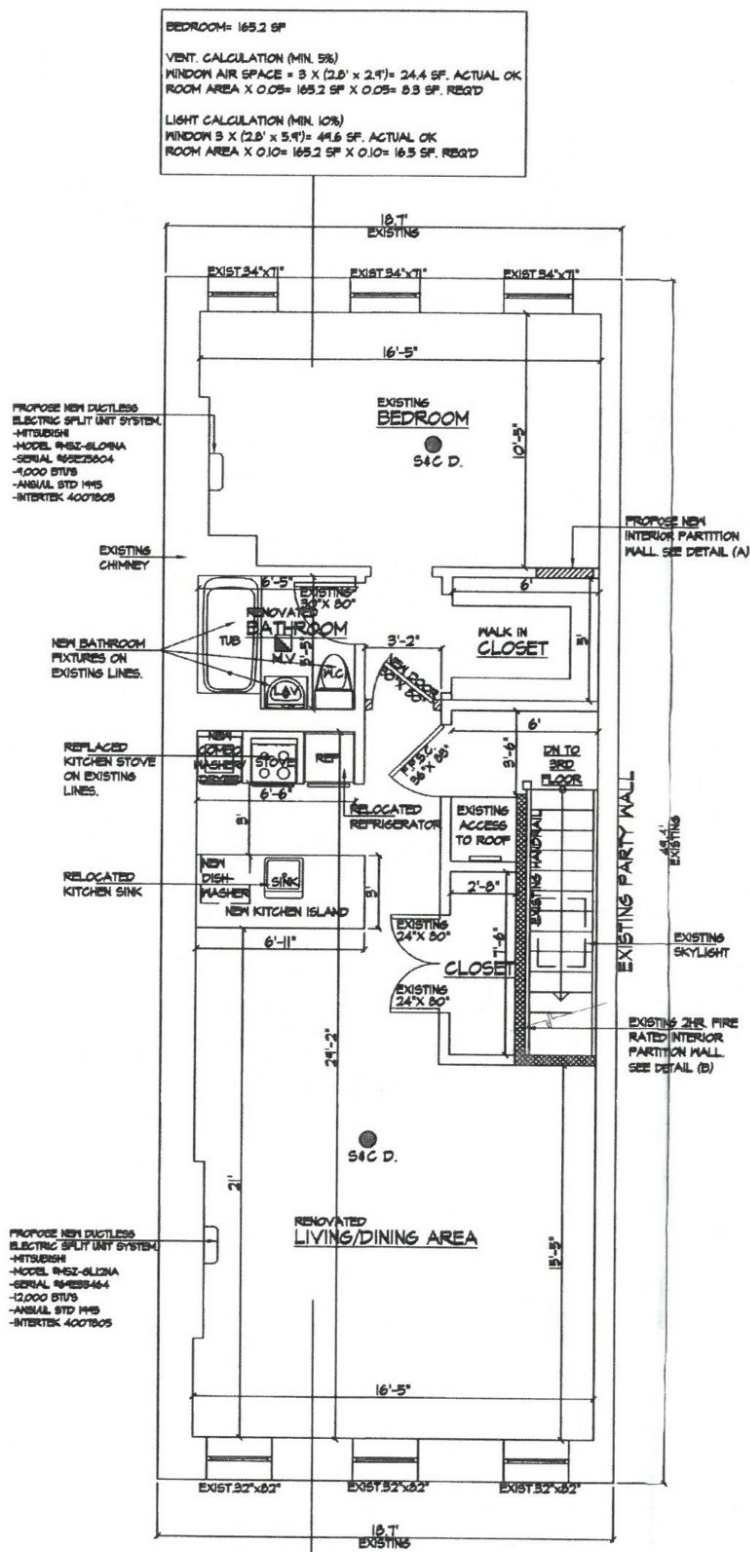
ROOM AREA $\times 0.03 = 337.8 \text{ SF} \times 0.03 = 17 \text{ SF}$. REQ'D

LIGHT CALCULATION (MIN. 10%)

WINDOW $5 \times (2.6' \times 6.2') = 53 \text{ SF}$. ACTUAL OK

ROOM AREA $\times 0.10 = 337.8 \text{ SF} \times 0.10 = 33.8 \text{ SF}$. REQ'D

FLOOR PLANS - RENOVATED FOURTH FLOOR



RENOVATED FOURTH FLOOR PLAN
 SCALE: 1/4" = 1'-0"

RENOVATED KITCHEN/LIVING/DINING AREA= 371.8 SF
 VENT. CALCULATION (MIN. 5%)
 WINDOW AIR SPACE = 3 X (2.6' x 5.4') = 26.5 SF. ACTUAL OK
 ROOM AREA X 0.05 = 371.8 SF X 0.05 = 18.6 SF. REQ'D
 LIGHT CALCULATION (MIN. 10%)
 WINDOW 3 X (2.6' x 6.8') = 53 SF. ACTUAL OK
 ROOM AREA X 0.10 = 371.8 SF X 0.10 = 37.2 SF. REQ'D

18 Form 54 - Rev. 4-85



THE CITY OF NEW YORK

ALT 100585895

DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE FEB 01 1996

NO. 108760

This certificate supersedes C.O. NO

ZONING DISTRICT R7-2

THIS CERTIFIES that the ~~XXXX~~ altered ~~XXXX~~ building—premises located at

18 WEST 127TH STREET

Block 1724 Lot 46

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER 30 FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING SWEELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR							BOILER AND STORAGE
BASEMENT				2	2	RES- ID.	DUPLEX (1ST FL.)
1ST (R)				2	2	RES- ID.	DUPLEX (2ND FL.)
1ST (F)				2	2	RES- ID.	DUPLEX (2ND FL.)
2ND FLOOR				2	2	RES- ID.	ONE (1) APARTMENT
3RD FLOOR				2	2	RES- ID.	ONE (1) APARTMENT
4TH FLOOR				2	2	RES- ID.	ONE (1) APARTMENT

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED
WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES
OF THE DEPARTMENT, PROHIBITED MARCH 31ST, 1967.

OPEN SPACE USES _____

(SPECIFY—PARKING SPACES LOADING BERTHS OTHER USES NONE)

M.C.G.

**NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED**

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE

Romy A. Lironi, P.E.
BOROUGH SUPERINTENDENT

[Signature]
COMMISSIONER

☐ ORIGINAL

☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY

B Form 54 (Back) (Rev. 8/82)

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS.

BEGINNING at a point on the SOUTH side of WEST 127TH STREET
 distant 235'-0" WEST feet from the corner formed by the intersection of
 and 5TH AVENUE
 running thence feet; thence feet;
 thence WEST 18.9 feet; thence SOUTH 99.11 feet;
 thence EAST 18.9 feet; thence NORTH 99.11 feet;
 thence feet; thence feet;
 to the point or place of beginning.

100585895
 X-USE ALT. No. DATE OF COMPLETION 10/17/95 CONSTRUCTION CLASSIFICATION CLASS 3NON-FIRE-
 BUILDING OCCUPANCY GROUP CLASSIFICATION HEIGHT 4 STORIES FEET PROOF
 RESIDENTIAL 47'-0"

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM	X	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:

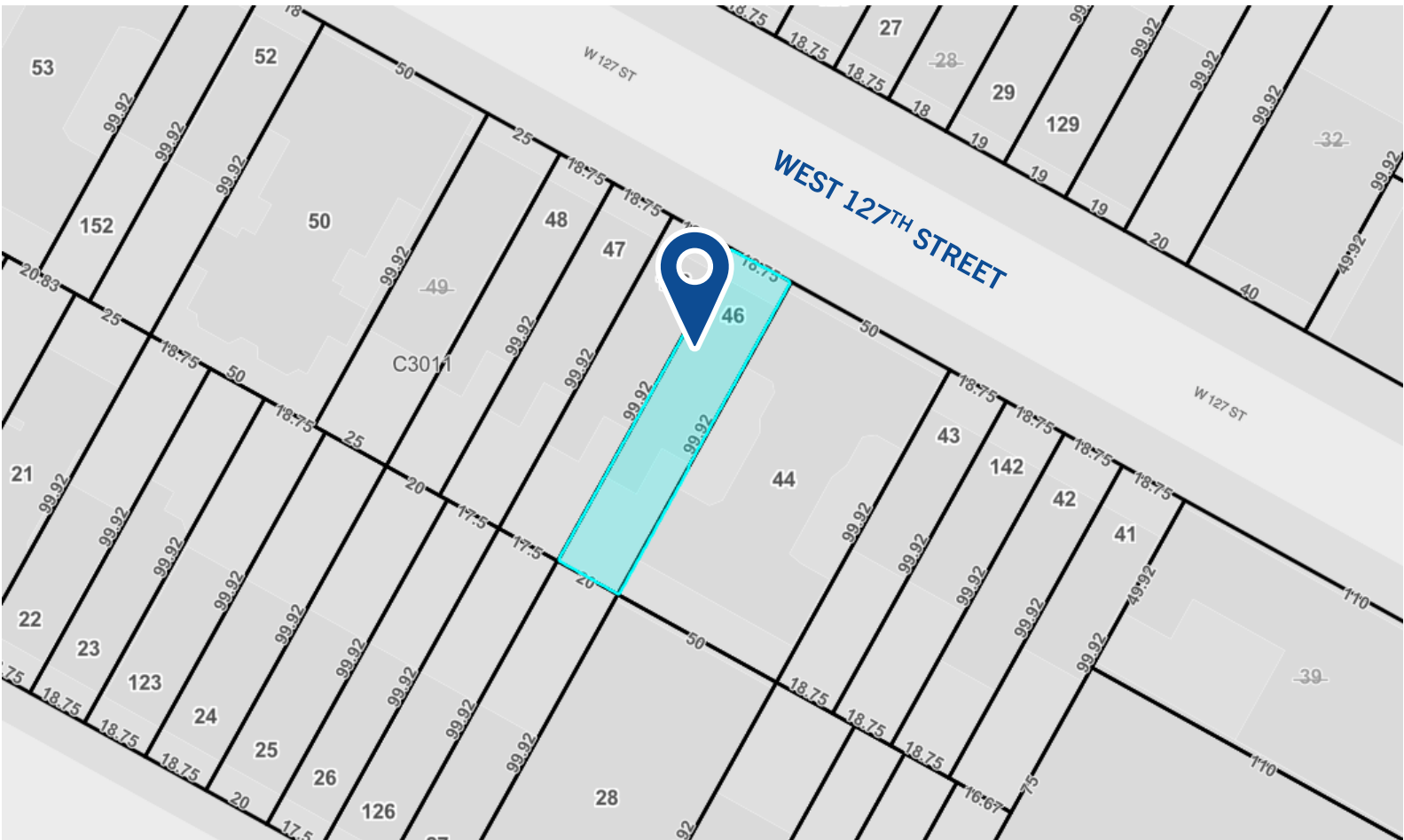
BOARD OF STANDARDS AND APPEALS CAL. NO. _____

CITY PLANNING COMMISSION CAL. NO. _____

OTHERS _____

3/1/2002

3/1/2002



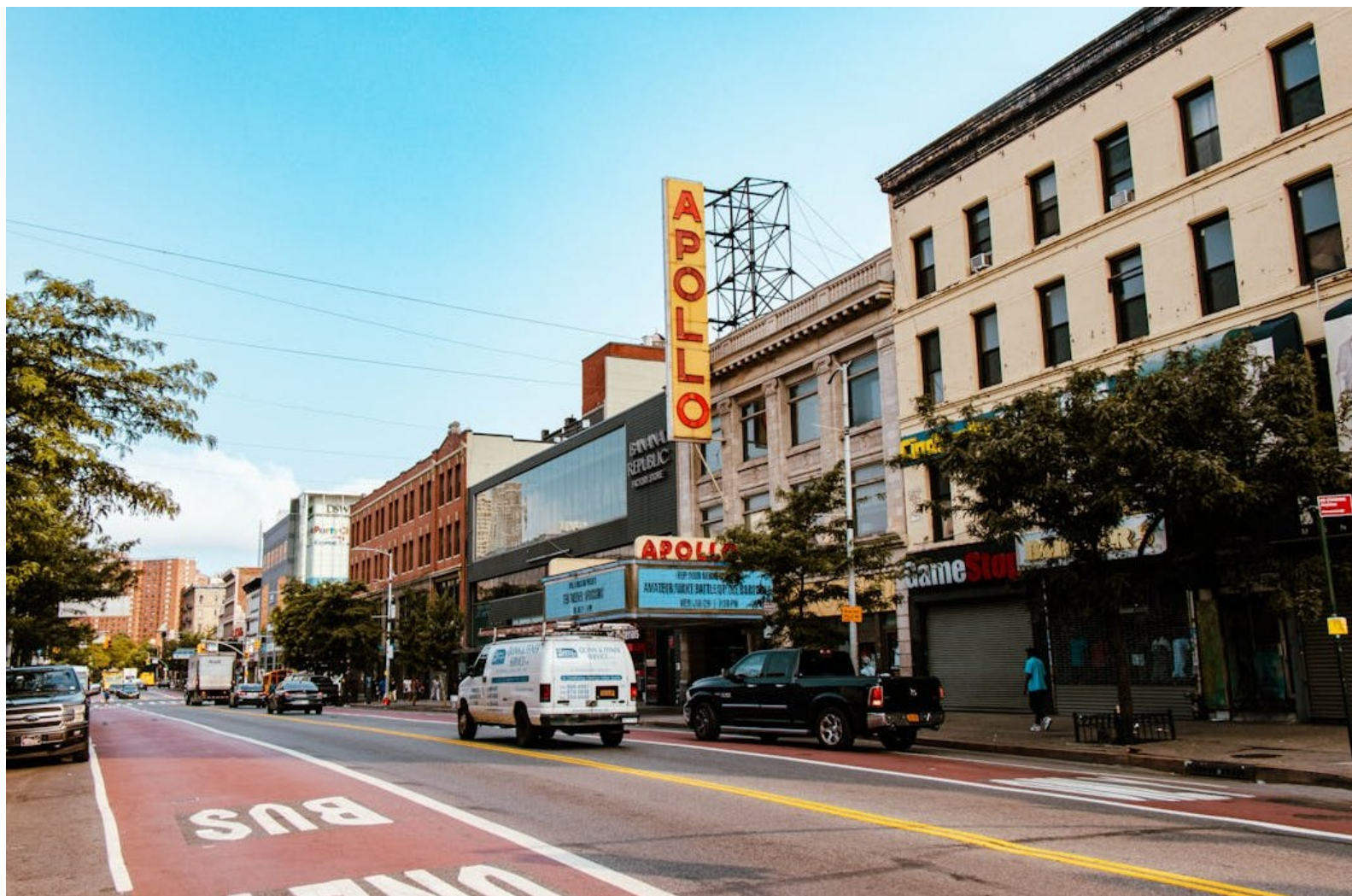
NEIGHBORHOOD OVERVIEW - HARLEM

Harlem is one of New York City's most historic and culturally significant neighborhoods, located in the northern section of Manhattan. Known globally as the birthplace of the Harlem Renaissance, the area today is a vibrant and rapidly evolving commercial and residential district characterized by strong demographic growth, robust transit connectivity, and sustained private and public investment.

Strategically positioned just north of Central Park, Harlem offers exceptional access to Midtown and the broader New York City metro area via multiple subway lines (2/3, 4/5/6, A/B/C/D), major bus routes, and regional rail at nearby Harlem–125th Street Station. This extensive transportation network has contributed to steady foot traffic and a thriving local retail environment.

Over the past decade, Harlem has experienced substantial economic revitalization, with new residential developments, national retailers, expanding educational and cultural institutions, and a growing base of small businesses. The area's strong demand drivers include Columbia University's ongoing expansion, the historic Apollo Theater cultural corridor, and a diverse population that supports a dynamic mix of restaurants, entertainment venues, and neighborhood services.

Harlem's commercial landscape continues to benefit from its dense urban environment, favorable demographics, and increasing investor interest. Long-term fundamentals—high population density, stable housing demand, and consistent retail activity—position Harlem as one of Manhattan's most resilient and opportunity-rich submarkets. This makes the neighborhood an attractive location for commercial investment, redevelopment, and long-term portfolio growth.





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