

207-209
WEST 107TH
STREET



ADJACENT WALK-UP BUILDINGS
74' OF FRONTAGE • 23 APARTMENTS





PROPERTY FEATURES

LOCATION	North side of West 107th Street between Amsterdam Avenue and Broadway
BLOCK / LOT	1879 / 24 & 23
LOT SIZE	74' x 100.92'
LOT AREA	7,569 SF
BUILDING SIZE	74' x 90' (Approx.)
STORIES	5 (Plus Basement)
ABOVE GRADE SF	29,310 SF (Per DOF)
TOTAL RENTABLE SF	30,100 SF
UNITS	23 (Plus Vacant Super's Unit)
ZONING	R8B / 4.00 FAR
HISTORIC DISTRICT	None
AIR RIGHTS	966 (Subject to Verification)
ASSESSMENT (19/20)	\$932,850 (Tax Class 2)
TAXES (19/20)	\$116,382

Note: All square footages are approximate

ASKING PRICE: \$14,500,000

PROPERTY DESCRIPTION

JLL has been retained on an exclusive basis to arrange for the sale of 207-209 West 107th Street, two adjacent 37' wide 5 story plus basement walk-up buildings. The properties lie on the north side of 107th Street between Amsterdam Avenue and Broadway, a short walk from Columbia University and in the heart of the Upper West Side's Bloomingdale District.

The buildings combine for 74' of frontage, 30,100 RSF and 23 apartments of which 11 are Rent Stabilized, 1 is Rent Controlled, and 11 are rented at Market.

Each building consists of two side by side floor-through apartments on floors 2-5, 1 floor-through and one ground-floor basement duplex apartment on the 1st floor, and 2 additional basement units. The duplex apartments are configured as 7 bedrooms with 3 bathrooms and the renovated floor-through apartments are configured as 5 bedrooms with 2 bathrooms. The vacant basement apartment (24th Unit), BW in 209 W 107, was previously used as a super's unit and can be combined

with a portion of 1W in order to create a new legal apartment. All apartments and common areas are heated via a gas boiler located in the basement.

The buildings benefit from recent renovations to all market units. Purchasers will have multiple pathways to add value both immediately and over the long term by reconfiguring apartment layouts and combining or dividing units.

Features of the buildings include a minimal loss factor, large layouts, ample light and air, high ceilings and spacious basements that have yet to be fully optimized. Additionally, local barriers to new construction, the property's central location and proximity to both Columbia University and the 1 train on West 110th Street will continue to drive demand for apartments over the long term. 207-209 West 107th Street represents an excellent opportunity to purchase a multi-family asset in one of New York's most dynamic neighborhoods.



74' of Frontage



Strong in-place
Cash Flow



Flexible Unit
Layouts



Short walk to
Columbia
University

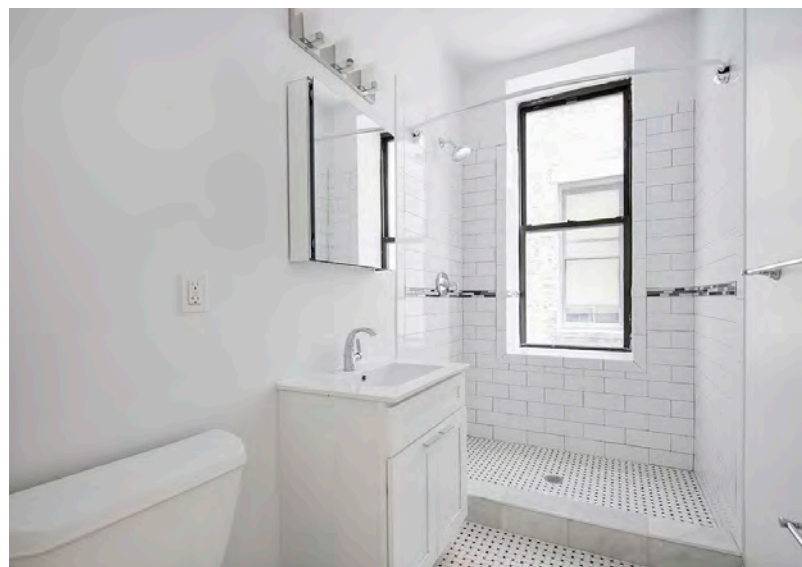
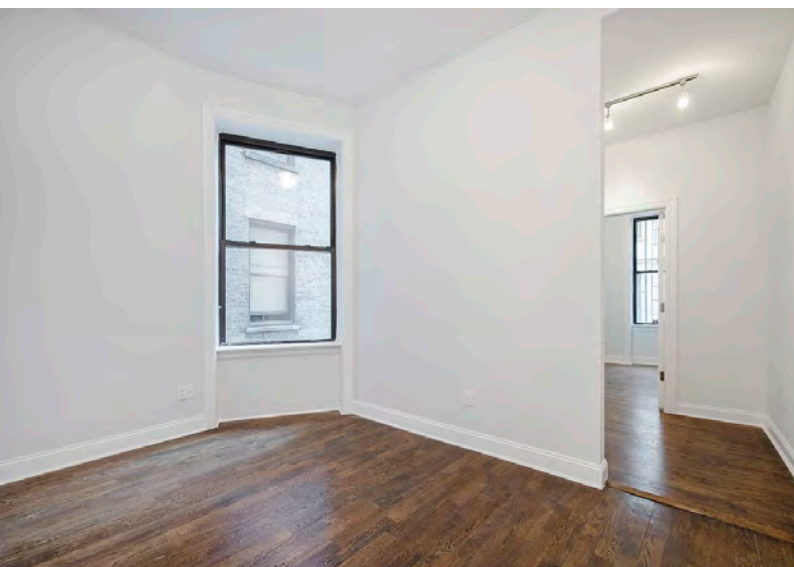
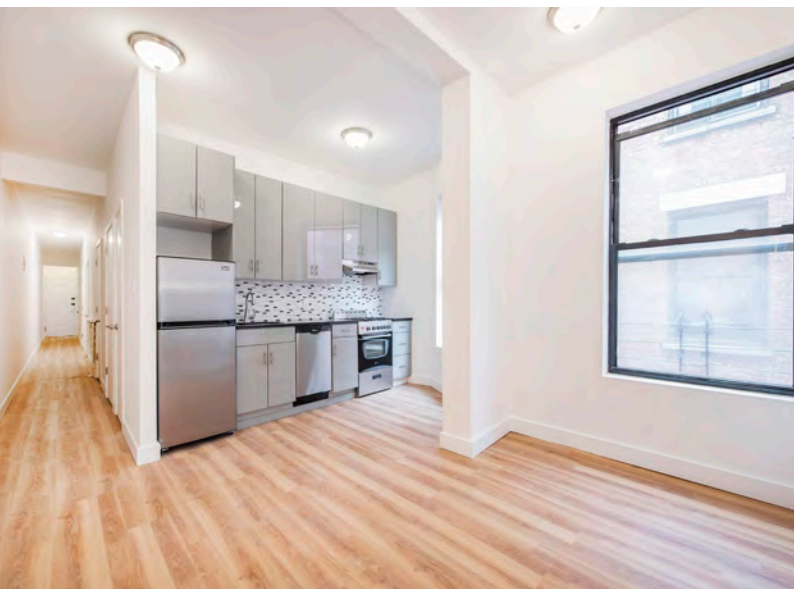


Steps from
1 Train



INTERIOR PHOTOS

207-209 |
W.107TH ST. |



LOCATION

207-209
W.107TH ST.



| 207-209
W.107TH ST.

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

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