

FOR SALE

732 St Nicholas Avenue, New York, NY 10031

Rare Vacant Four-Story Building - Ideal for Restoration or Adaptive

Ariella
GREA Partner



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Ariel Property Advisors presents 732 St. Nicholas Avenue,

a vacant, architecturally distinctive 4-story walk-up located in the heart of Hamilton Heights/Sugar Hill. Built in 1890, the 23'-wide, 7,512 SF High Victorian Romanesque building sits on a 30'-wide lot and includes a driveway with parking for two cars.

Formerly used as a religious facility, the layout includes a ground-floor lobby with restrooms, a 250-person meeting space on the second floor, and residential units on the upper levels.

Ideal for Owner-Users or Non-Profits: With flexible zoning and proximity to transit, the building suits residential, educational, medical, artistic, or community use.

Conversion Potential: Developers can reposition the property as a single-family home, boutique rental, condo, or mixed-use asset. A C1-4 commercial overlay permits retail use on the lower levels.

The site includes approx. 4,488 SF of unused air rights (subject to LPC approval) for potential expansion or transfer.

Surrounded by key institutions and landmarks—including The Hamilton Grange, City College, Columbia's Manhattanville campus, and multiple parks—732 St. Nicholas Avenue offers a rare opportunity in a highly desirable Northern Manhattan location.



Asking Price: \$2,800,000 | \$373 / \$/SF

Exclusively Represented By
212.544.9500 | arielpa.nyc

Sam Schertz x259
sschertz@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Nikola Cosic x49
ncosic@arielpa.com

James Nestor x30
jnestor@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

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Property Information

Block / Lot	2053 / 63
Lot Dimensions	30' x 100'
Lot Sq. Ft.	3,000
Building Dimensions	23' x 92'
Stories	4
Total Units	1
Building Sq. Ft.	7,512
Zoning	R7A, C1-4
FAR	4.00
Buildable Sq. Ft.	12,000
Air Rights Sq. Ft.	4,488
Tax Class	4
Assessment (25/26)	\$232,110
Real Estate Taxes (25/26)	\$24,980

*All square footage/buildable area calculations are approximate

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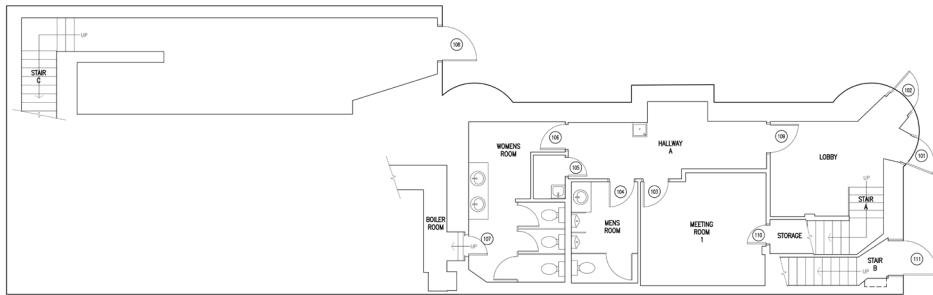
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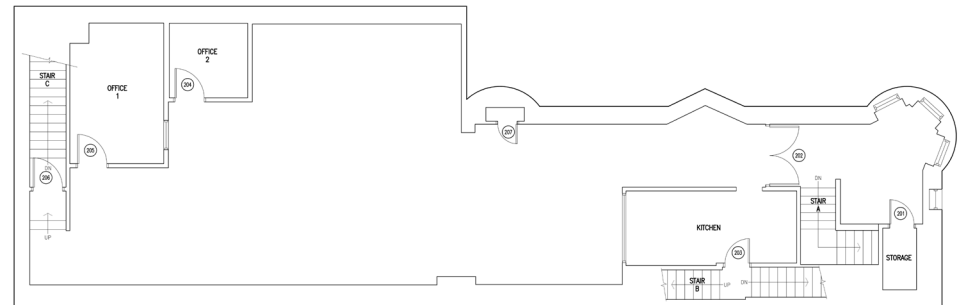
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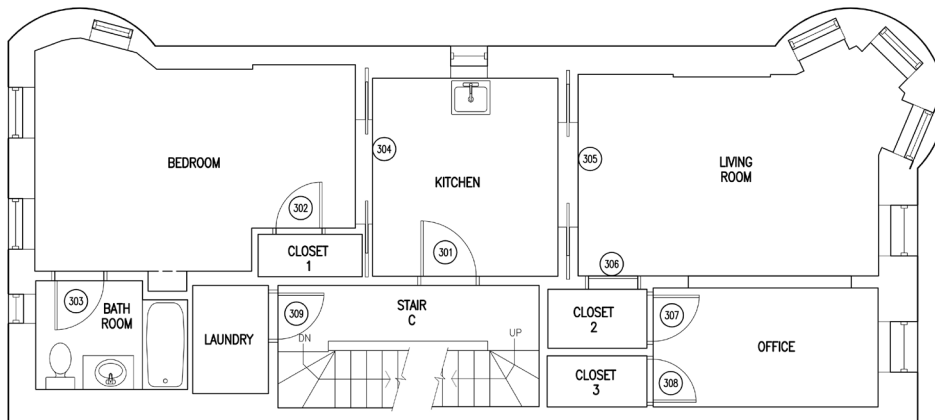
1st Floor Plan



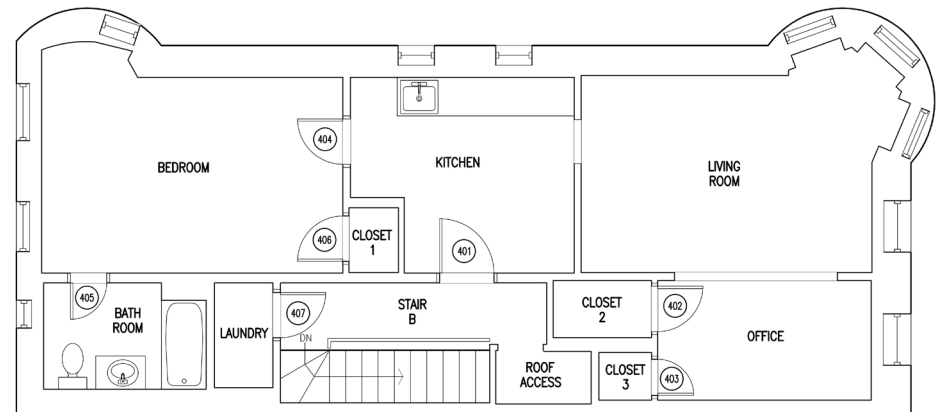
2nd Floor Plan



3rd Floor Plan



4th Floor Plan



*Floor plans shown are not to scale and are for conceptual use only. Floor plan renderings can be provided upon request.

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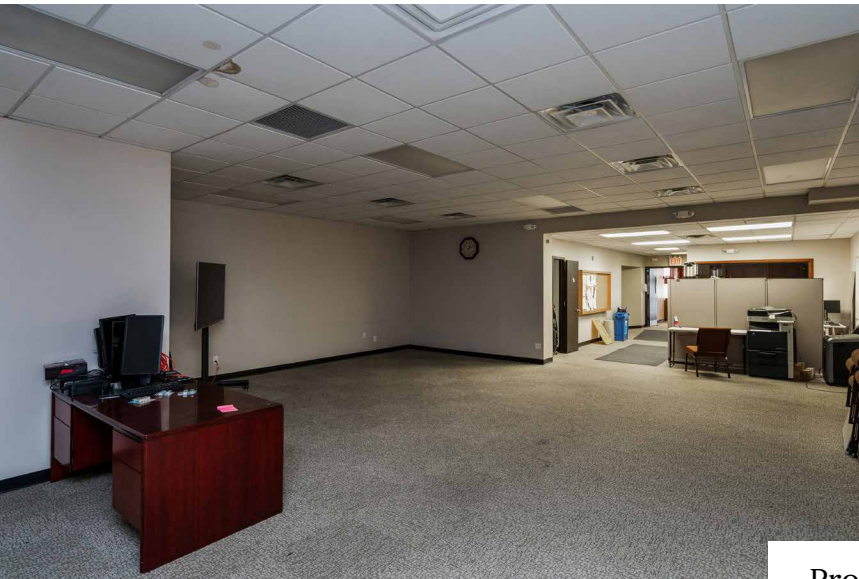
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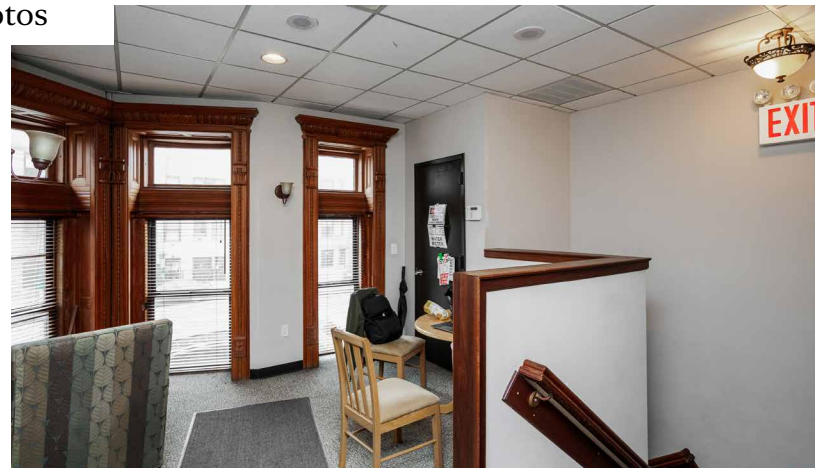
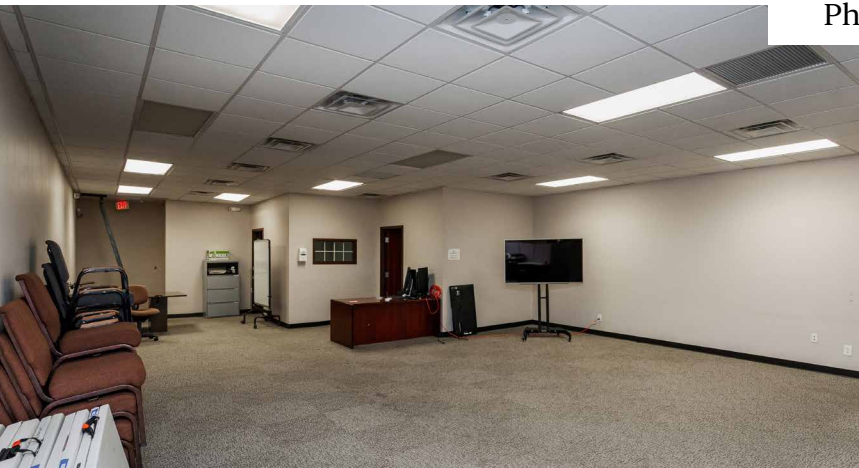
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Property Photos



West 150th Street

Saint Nicholas Avenue

Edgecombe Avenue

West 145th Street

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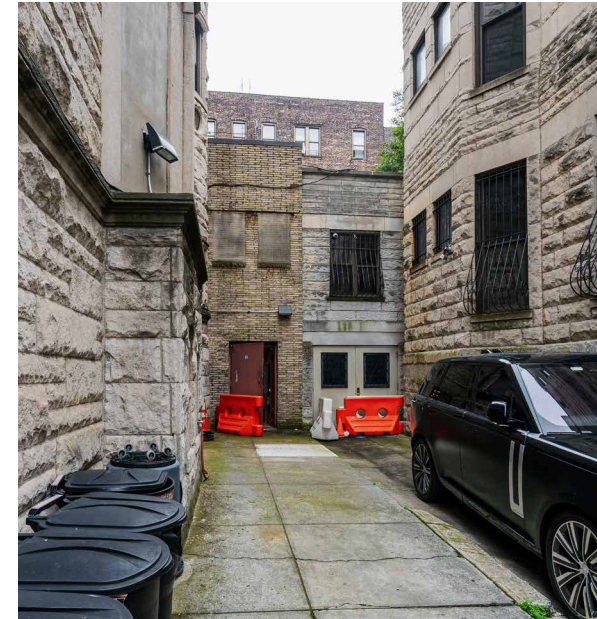
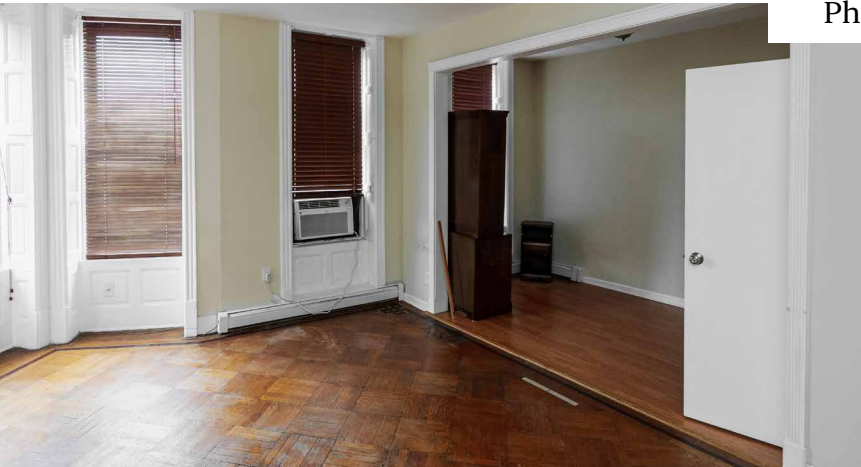
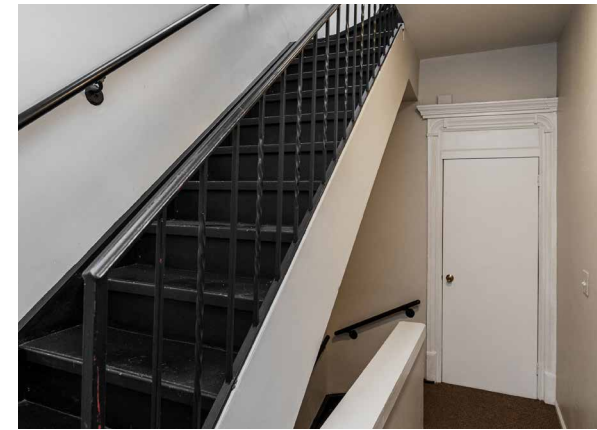
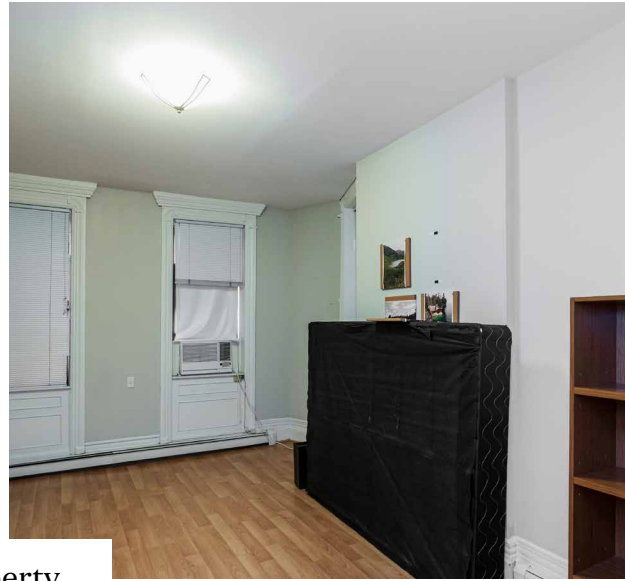
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Hamilton Heights is a historic Upper Manhattan neighborhood known for its brownstones, cultural richness, and proximity to Riverside Park.

Transportation Score

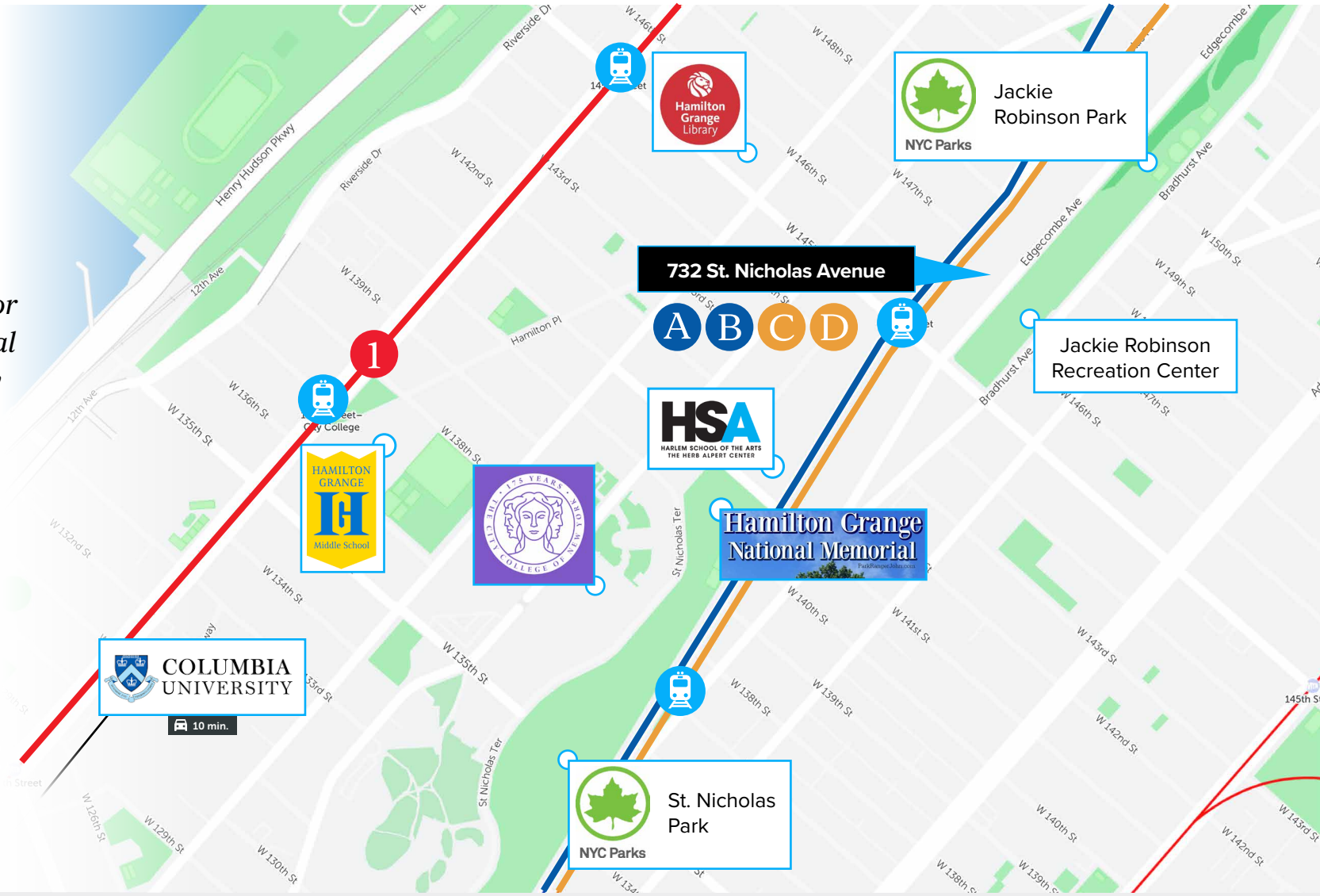


100
Public Transportation



98
Walker's Paradise

Visit Walk Score Website →



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

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