

AVAILABLE FOR SALE
ASKING PRICE ~~\$5,700,000~~ \$4,500,000
\$131/BSF

711 WEST 179TH STREET

New York, NY 10033 | **Manhattan**



35,000 SF DEVELOPMENT OPPORTUNITY
NEAR GWB **UPPER MANHATTAN**

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

100' x 100' Property Lot
Zoned **R7-2**

#2

Potential to **build 34,397 SF Residential** or up to **65,000 Community Facility**

#3

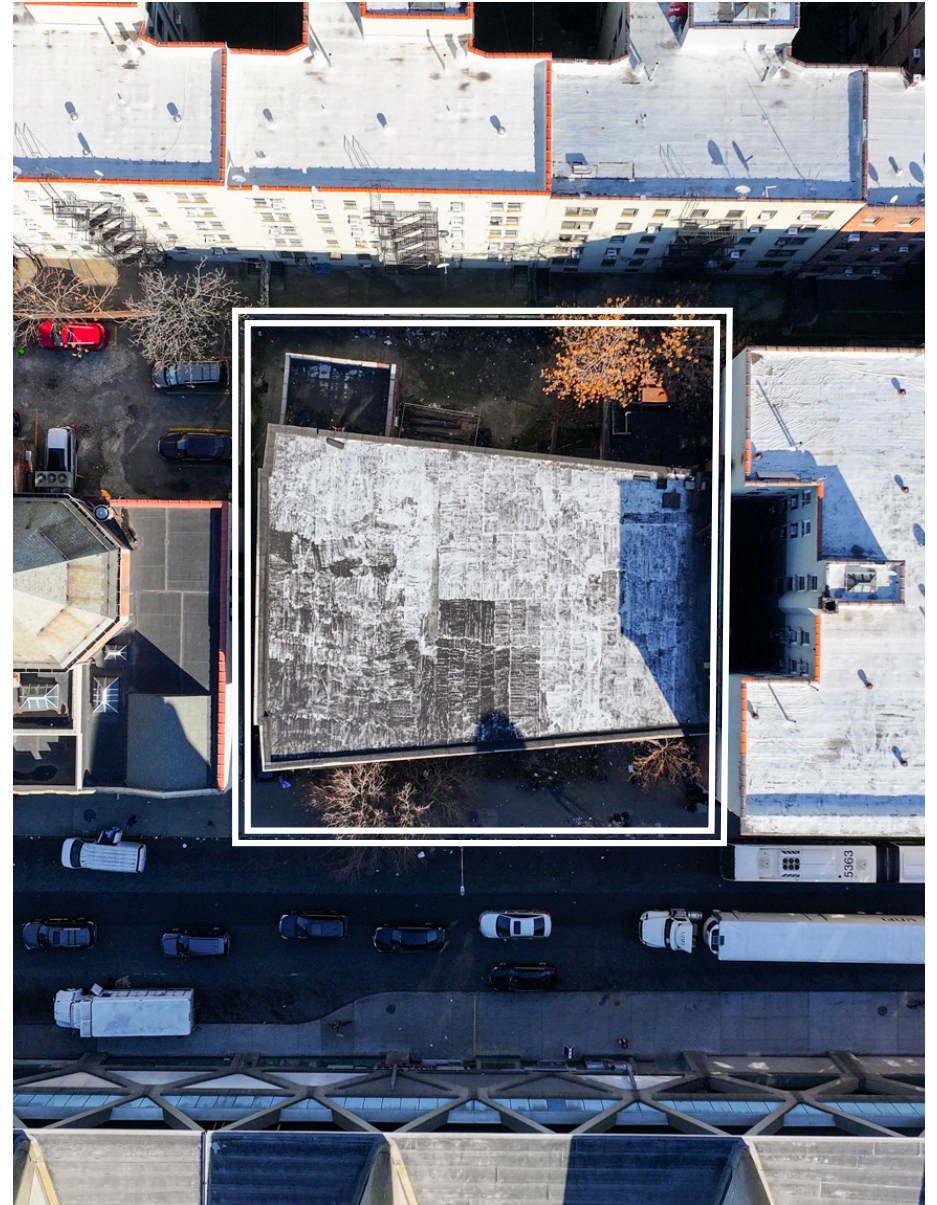
Directly Across from **George Washington Bridge Terminal**

#4

Transport Hub with **Subway and Bus Transport** Providing access across NYC and NJ **A 1** Trains

#5

Ideal Footprint For Redevelopment



PROPERTY OVERVIEW

RIPCO REAL ESTATE is pleased to present an exclusive offering at **711 WEST 179TH STREET** — in New York, NY 10033.

Located in Washington Heights, this two-story, M1-classified building covers a 10,000 square foot lot with approximately 11,557 square feet of building space. With an impressive footprint of 100 ft. x 100 ft, it's R7-2 zoning allows for residential development up to 34,397 SF, or 65,000 SF community facility development right by the George Washington Bridge. The advantageous location, combined with the building's potential for adaptive reuse or development, presents a rare chance to own and shape a piece of New York City's evolving urban landscape, particularly appealing to those with a vision for growth in a bustling urban area.

FINANCIAL SNAPSHOT

Asking Price	\$4,500,000
Total Buildable SF (Residential)	34,397
Price Per Buildable SF (Residential)	\$131/BSF
Total Buildable SF (Community Facility)	65,000
Total Existing SF	11,557 SF
Price Per Existing SF	\$389/SF

PROPERTY SUMMARY

THE OFFERING

Property Address	711 West 179th Street
Block / Lot	2176 / 27
Lot Dimensions	100' x 100'

BUILDING INFORMATION

Stories	2
Gross SF	11,557 SF (approx.)
Year Built	1957
Building Classification	M1
Number of Units	1 Commercial

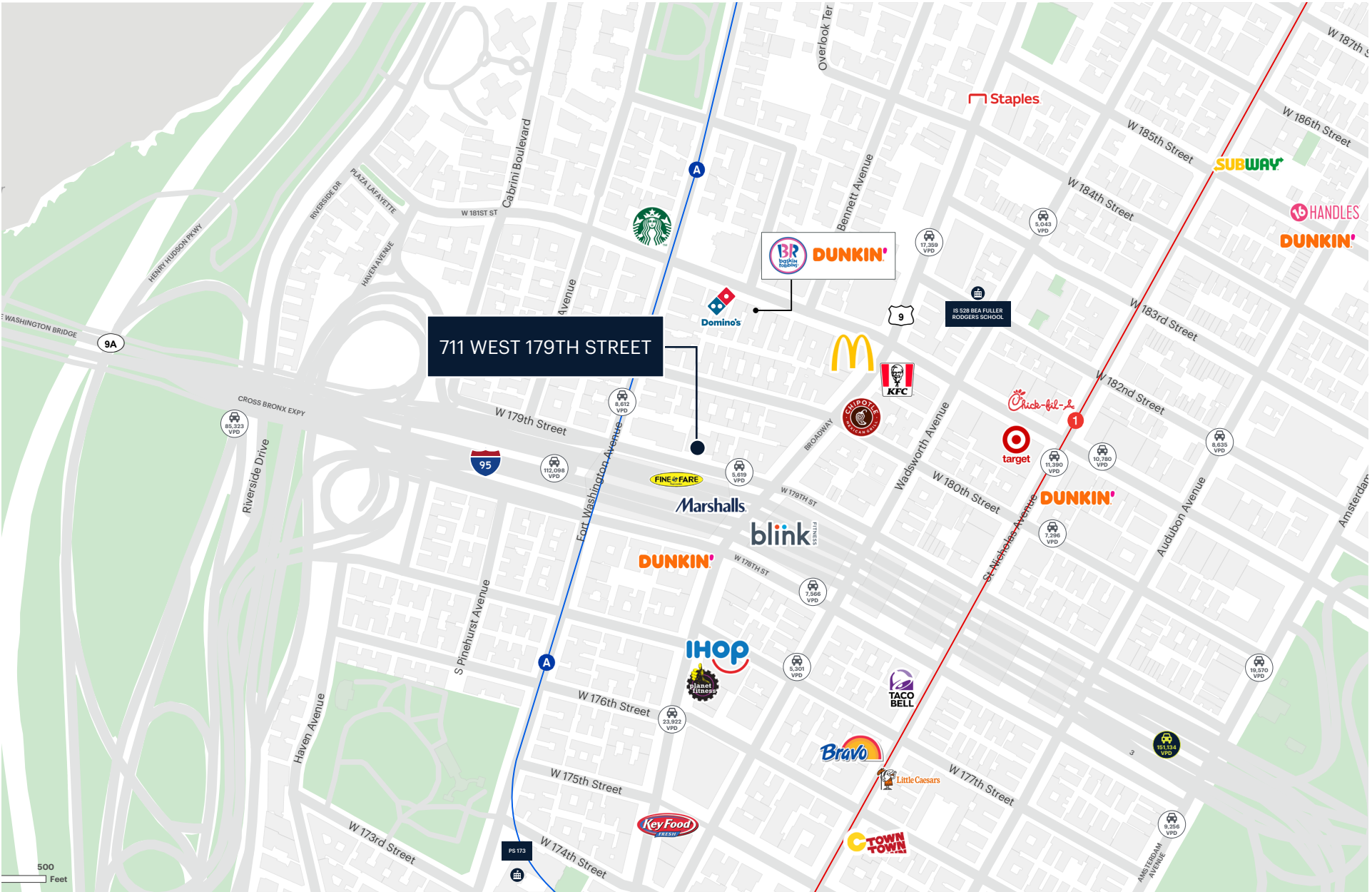
ZONING INFORMATION

Zoning	R7-2
FAR (Residential)	3.44
FAR (Community Facility)	6.50
Lot Size	9,999 SF (approx.)
Total Buildable SF	34,397 SF (approx.)
Minus Existing Structure	11,557 SF (approx.)
Available Air Rights	22,840 SF (approx.)

NYC TAX INFORMATION

Assessment (23/24)	\$827,550
Tax Rate	10.646%
Taxes (23/24)	\$88,101

RETAIL MAP



711 WEST 179TH STREET
FOR SALE

AERIAL PHOTOS



711 WEST 179TH STREET
FOR SALE

INTERIOR PHOTOS



**711 WEST 179TH STREET
FOR SALE**

AREA DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
POPULATION	145,878	530,231	1,047,827
NUMBER OF HOUSEHOLDS	56,825	198,858	393,638
AVERAGE HOUSEHOLD INCOME	\$78,100	\$68,597	\$66,604
MEDIAN HOUSEHOLD INCOME	\$52,330	\$44,921	\$41,136
COLLEGE GRADUATES	35,618 23.9%	98,782 19.8%	184,344 18.7%
TOTAL BUSINESSES	2,429	8,629	18,949
TOTAL EMPLOYEES	50,524	133,827	297,586
DAYTIME POPULATION	133,092	444,128	929,877

711 WEST 179TH STREET FOR SALE

POPULATION MAP



INCOME MAP



CONTACT EXCLUSIVE AGENTS

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