

COMPASS

167 West 72nd Street, New York



HISTORIC BUILDING IN THE HEART OF THE UPPER WEST SIDE

Introducing a rare opportunity to own a prime piece of real estate at 167 W 72nd Street, situated in the heart of the Upper West Side. This historic building, built in 1884, steeped in charm and character, offers a unique investment potential with its mix of residential units and commercial space.

Boasting an impressive façade and classic architectural details, the property features seven residential apartments (blend of fair market and rent stabilized), and two commercial units with signed tenants.

This property boasts a strategic location that is poised for growth, surrounded by a vibrant mix of residential, commercial, and cultural attractions. Conveniently positioned near multiple subway lines and bus routes, commuting anywhere in the city is effortless.

This is an exceptional chance to invest in a well-maintained building in a coveted area, where the blend of historic charm and modern amenities meets the vibrant energy of New York City.

With Central Park just a short stroll away, residents enjoy easy access to green spaces, trendy cafes, and cultural attractions, making this location highly desirable.

As a buyer, you'll recognize the value-add proposition of this building. With the potential for renovation or expansion, there are significant opportunities to enhance rental income while increasing property value in a neighborhood that consistently experiences appreciation. The lot holds 18,390 Sf Ft FAR and 11,733 Sq ft in unused FAR. Air rights available, but please do your own due diligence.

Don't miss this chance to capitalize on a rare investment opportunity at 167 W 72nd Street—where location meets potential in one of New York City's most desirable neighborhoods.



PROPERTY DETAILS

167 WEST 72ND STREET	
Current Cap Rate	3.5
2023 Real Estate Taxes	\$112,756
Location	Historic District: Upper West Side / Central Park West
Block / Lot	144/105
Building Dimensions	18 Ft x 91 ft
Lot Dimensions	18 ft x 102.7 ft
Lot Area	1839 sf
Useable Floor Area as Built	6,657
Unused FAR	11.733
Zoning Districts	C4-6A

FINANCIAL ANALYSIS

RENT ROLL

RESIDENTIAL RENT

UNIT #	NOTES	BEDROOMS	ROOMS	EXPIRATION	CURRENT RENT	
1F	Commerical	Comm.	GF	8/31/2029	\$13,000.00	+yearly increases \$17k by 2025)
2F	Commerical	Comm.	Studio	1/31/2026	\$2500.00	3% per annum compounded 2/1/25
2R	Market	2	4	6/11/2025	\$3000.00	
3F	Stabilized	0	2	10/31/2024	\$2107.32	
3R	Market	1	4	4/30/2026	\$3600.00	\$3,700 5/25 1 Bed w/ Private Terrace
4F	Stabilized	0	2	1/31/2025	\$2,322.50	
4R	Stabilized	1	4	3/31/2025	\$2107.82	
5F	Stabilized	0	2	9/30/2024	\$1886.85	
5R	Market	1.5	4	8/31/2025	\$3675.00	

MONTHLY RESIDENTIAL REVENUE

Total:
\$34,199.49

ANNUAL RESIDENTIAL REVENUE

Total:
\$410,393.88

FINANCIAL ANALYSIS

PRICING ANALYTICS

LISITING PRICE	SQ FT	6650
\$5,800,000	\$/SQ FT	\$872.18

LISITING PRICE METRICS

	CURRENT
NET OPERATING INCOME (NOI)	\$206,248.00
CAP RATE	3.5%

PROPERTY HIGHLIGHTS

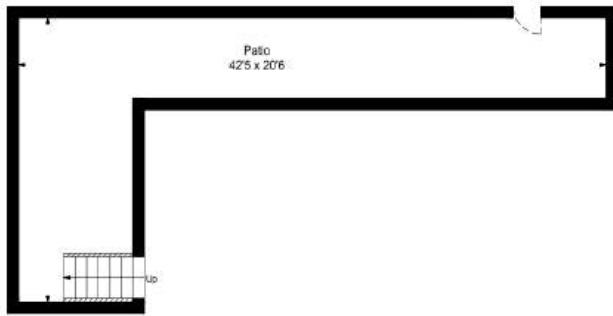
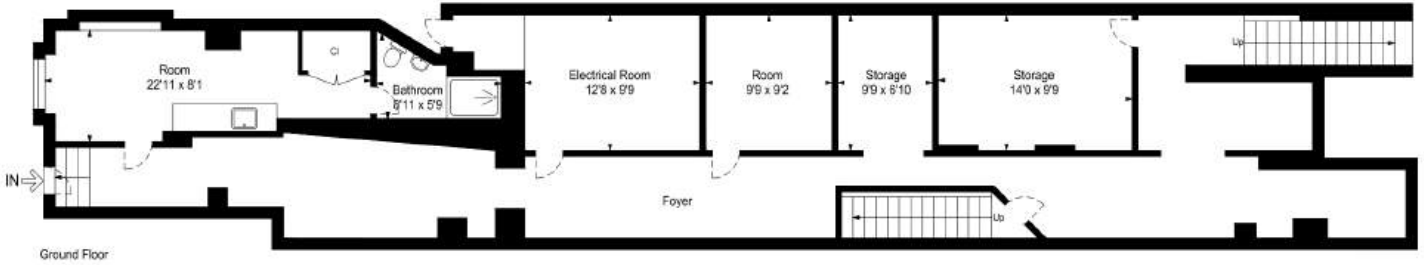
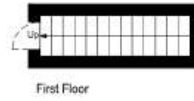




FLOOR PLAN

Basement

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Ground Floor Commercial

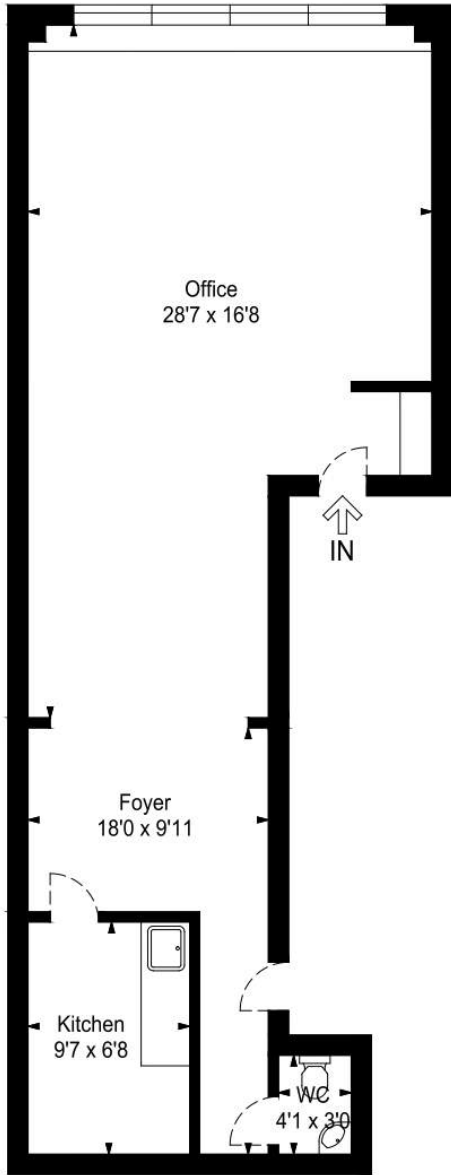


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- █ Thick Wall
- Window

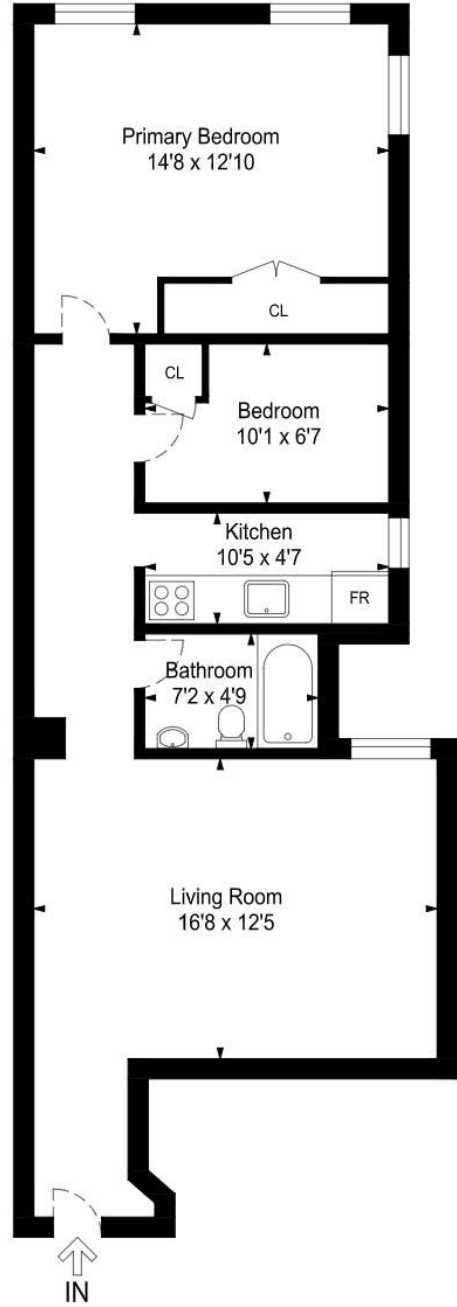
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FLOOR PLAN

2F

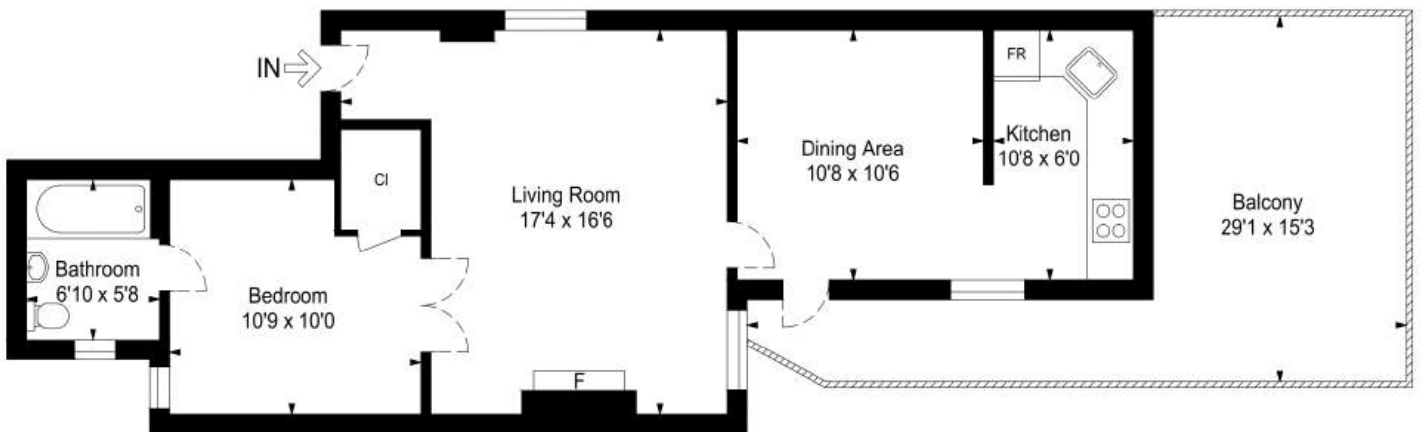
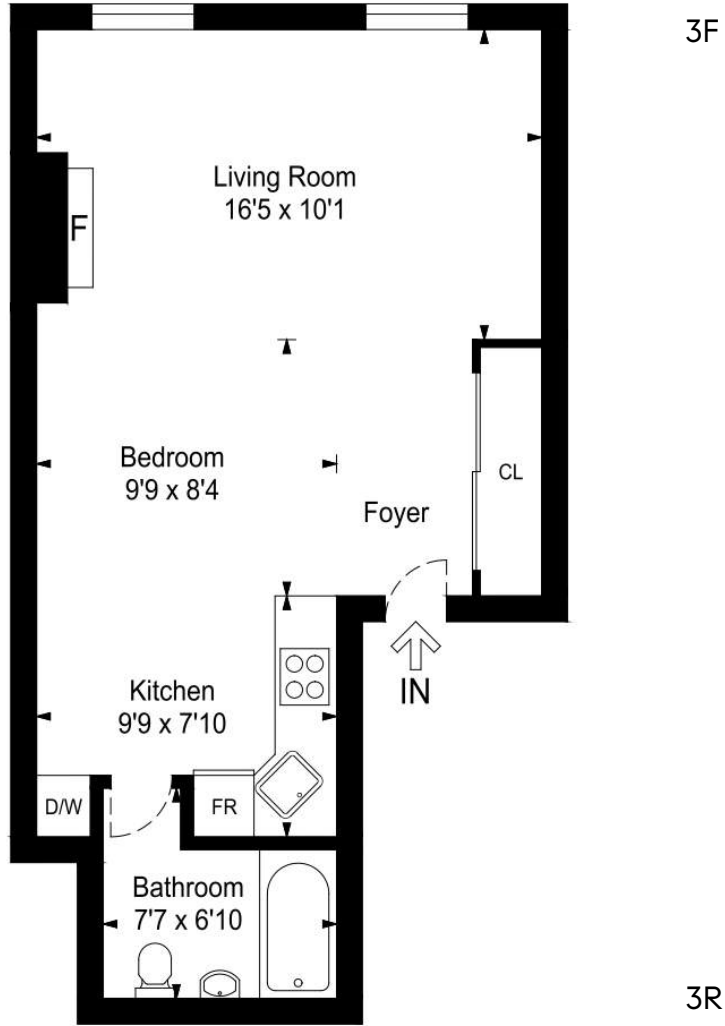


2R



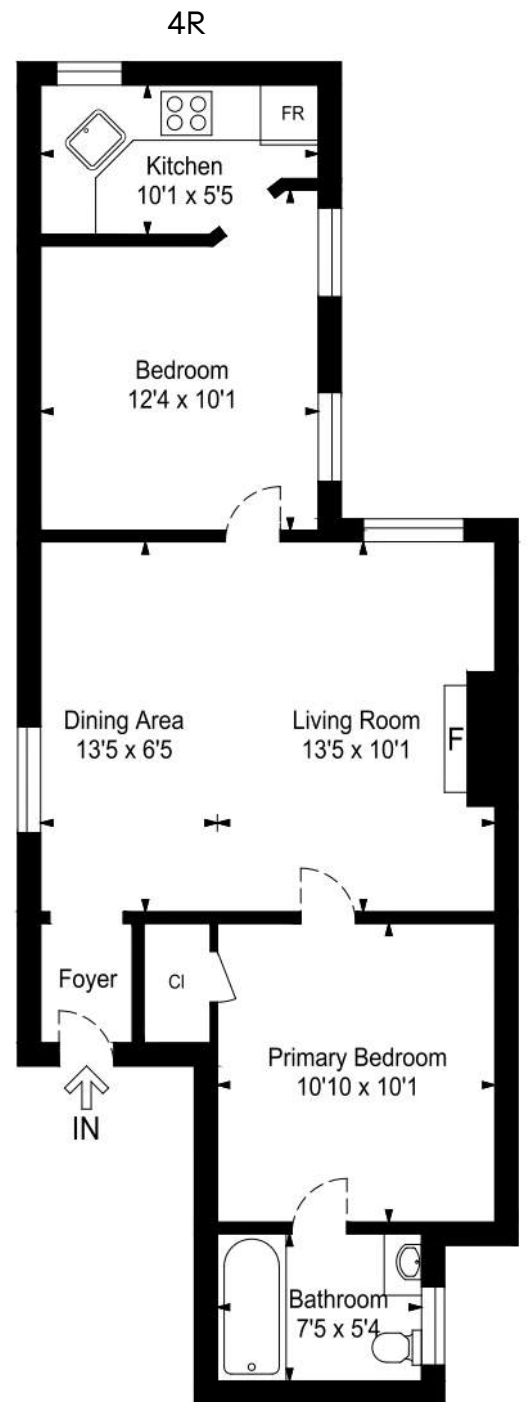
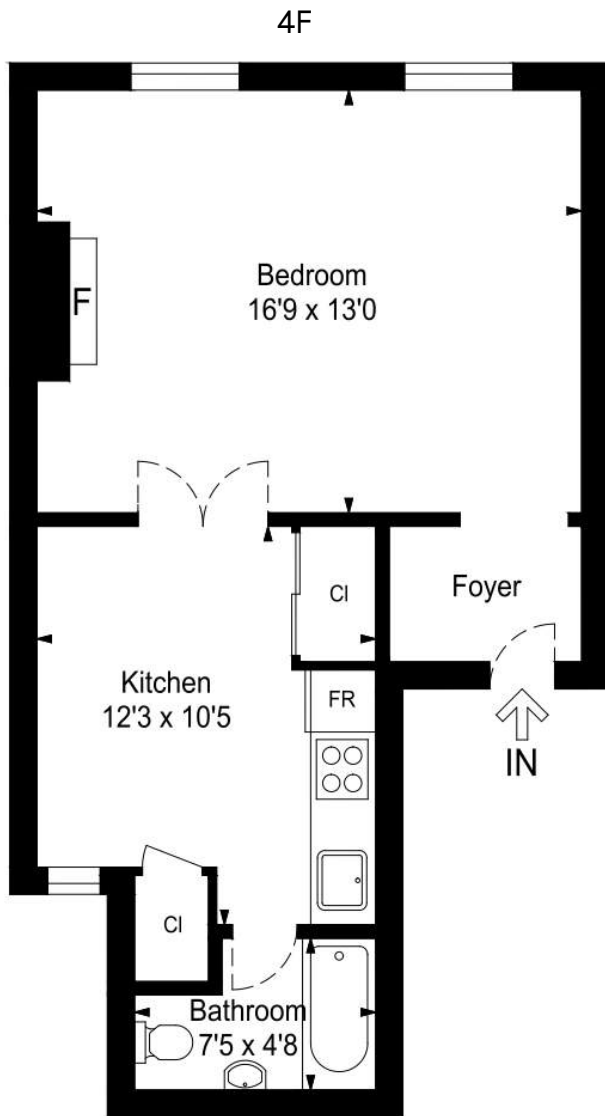
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FLOOR PLAN



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- ▭ Window

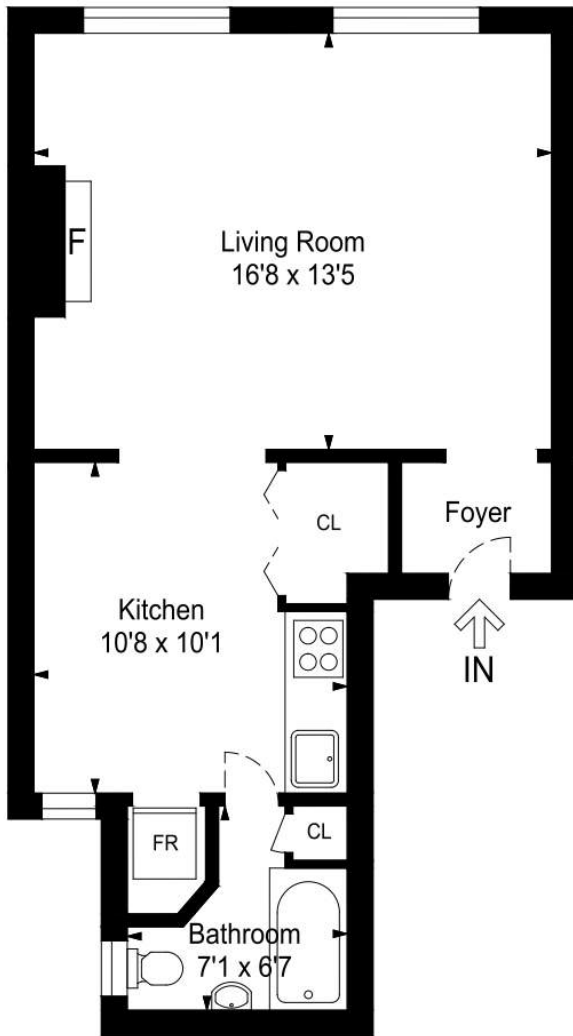
FLOOR PLAN



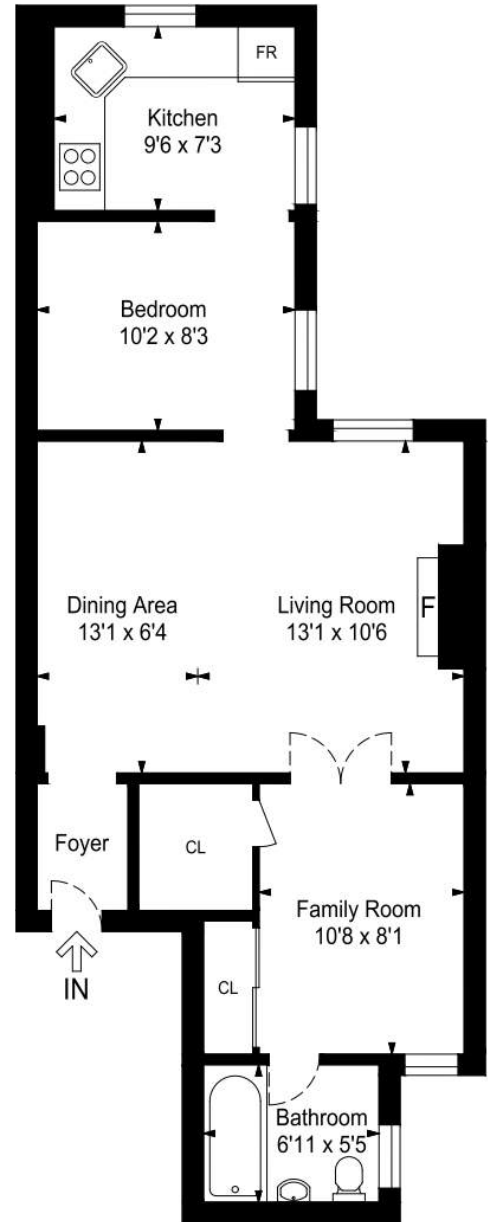
- Door
- █ Thick Wall
- ▭ Window

FLOOR PLAN

5F



5R



ONE GLOBAL ADVISORY TEAM

Our team shares a single goal: ensuring the success of your sale.



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