

OFFERING MEMORANDUM



SERHANT. COMMERCIAL

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236 West 72nd Street

UPPER WEST SIDE · NEW YORK, NY 10023

ASKING PRICE

\$9,990,000

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The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

EXECUTIVE SUMMARY

A Rare Blank Canvas in the Heart of the Upper West Side

Serhant Commercial is pleased to exclusively present 236 West 72nd Street — a premier mixed-use building nestled in one of Manhattan's most coveted neighborhoods. Delivered entirely vacant, this property offers an exceptional opportunity for investors and end-users to immediately execute their vision without the complexities of tenant displacement.

Built in 1920 and classified as a Mission House (M2), the building rises six stories plus a cellar and encompasses approximately 14,076 gross square feet (subject to verification) with approximately 15,771 rentable square feet. The property's flexible C4-6A zoning unlocks a broad spectrum of permitted uses — from office and commercial facility to residential conversion — making it one of the most versatile assets currently available on the Upper West Side.

With significant available air rights of approximately 11,467–16,575 square feet, a prime location steps from the 72nd Street/Broadway subway station, and the potential for a variety of value-add strategies, 236 West 72nd Street represents a compelling acquisition for a wide range of buyers.

INVESTMENT HIGHLIGHTS

- Delivered fully vacant — immediate execution of buyer's vision
- Flexible C4-6A zoning supports office, commercial facility, residential conversion, and mission house uses
- Approximately 11,467–16,575 SF of available air rights for future development
- Six stories plus cellar with elevator; full-floor plates with natural light on north, south, and west exposures
- Located within the West End / Collegiate Extension Historic District
- Steps from the 72nd Street/Broadway express subway station (1, 2, 3 trains)
- Currently tax-exempt (Tax Class 4) — taxes of \$166,138 for 2024/25
- Option for current tenant leaseback available

PROPERTY DETAILS

Property Summary

Address	Location
236 West 72nd Street, New York, NY 10023	South side of West 72nd Street between Broadway & West End Avenue
Block / Lot	Lot Dimensions
1163 / 50	25' × 102.17'
Lot Area	Stories
2,554 SF (Approx.)	6 (Plus Cellar)
Gross Square Footage	Rentable Square Footage
14,076 SF (Approx. Subject to Verification)	15,771 SF (Approx.) — 20% loss factor on ground floor; 25% loss factor on floors 2–6
Zoning	FAR
C4-6A	3.4 / 10 / 10 / 12 (Comm. / Comm. Facility / Residential / 20% IH Bonus)
Max Comm. Facility SF	Max Residential SF
25,543 SF (Approx.)	30,651 SF (Approx., Includes IH Bonus)
Available Air Rights	Building Class
11,467 – 16,575 SF (Approx.)	M2 — Mission House (Non-Residential)
Year Built	Historic District
1920	West End / Collegiate Extension Historic District
Assessment (2024/25)	Taxes (2024/25)
\$1,568,520	\$166,138 (Tax Class 4 — Currently Tax-Exempt)
Asking Price	
\$9,990,000	

PHOTOGRAPHY

Property Overview



EXTERIOR — 236 WEST 72ND STREET



GROUND FLOOR



UPPER FLOOR OFFICE



PRIVATE OFFICE

ARCHITECTURE

Floor Plans

The building comprises six above-grade floors plus a cellar, each served by a passenger elevator. The ground floor features soaring 14' ceilings — ideal for retail, gallery, or lobby use. Floors 2 through 6 each offer 11'6" ceiling heights, providing exceptional volume and flexibility for a wide range of commercial, office, or residential conversion uses. The cellar ranges from 9' to 10' in height.



236 West 72nd Street
New York, NY
Commercial Space

FLOOR	CEILING HEIGHT	NOTES
Basement / Cellar	9'-10'	Boiler room, storage, utility
First Floor (Ground / Retail)	14'	Primary commercial entry level
Second Floor	11'6"	Office / flex space
Third Floor	11'6"	Office / flex space
Fourth Floor	11'6"	Office / flex space
Fifth Floor	11'6"	Premium ceiling height; office / residential potential
Sixth Floor	11'6"	Office / flex space; top floor

LOCATION

The Upper West Side

~224KNEIGHBORHOOD
POPULATION**\$122K+**AVG. INDIVIDUAL
INCOME**1, 2, 3**SUBWAY LINES AT 72ND
& BROADWAY

The Upper West Side stands as one of New York City's most distinguished neighborhoods, celebrated for its rich tapestry of cultural landmarks, beautiful streetscapes, and vibrant community life. Home to iconic institutions such as Lincoln Center, the American Museum of Natural History, and the New York Historical Society, this area offers a cultural feast for residents and visitors alike. The neighborhood is more than just a place to live; it is a destination where art, science, and performance converge.

Strolling along its tree-lined avenues, one cannot help but admire the neighborhood's architectural charm. The historic brownstones, with their ornate facades and inviting stoops, exude timeless elegance, while landmark buildings like the Dakota and the Aphthorp showcase the grandeur of classic New York City design. Amid this historic backdrop, new luxury developments are emerging, offering modern amenities that cater to today's discerning residents.

236 West 72nd Street benefits from an exceptional transit profile. The 72nd Street/Broadway express subway station — serving the 1, 2, and 3 lines — is located steps from the property, providing direct access to Midtown, Downtown, and the broader metropolitan area. The B and C trains at 72nd Street and Central Park West offer additional connectivity, and multiple crosstown bus routes serve the immediate area.

DINING & CULINARY

- Citarella
- Zabar's
- Barney Greengrass
- Shake Shack
- Cafe Luxembourg
- Tessa
- Boulud Sud
- Levain Bakery

CULTURE & ENTERTAINMENT

- Lincoln Center
- American Museum of Natural History
- Beacon Theater
- Children's Museum of Manhattan
- New York Historical Society

PARKS & RECREATION

- Central Park (2 blocks east)
- Riverside Park (2 blocks west)
- Hippo Playground
- Safari Playground

RETAIL & SERVICES

- Whole Foods Market
- Fairway Market
- Apple Store (Columbus Circle)
- Equinox Fitness
- The Shops at Columbus Circle
- Jewish Community Center

Contact Us

EXCLUSIVE LISTING AGENTS



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