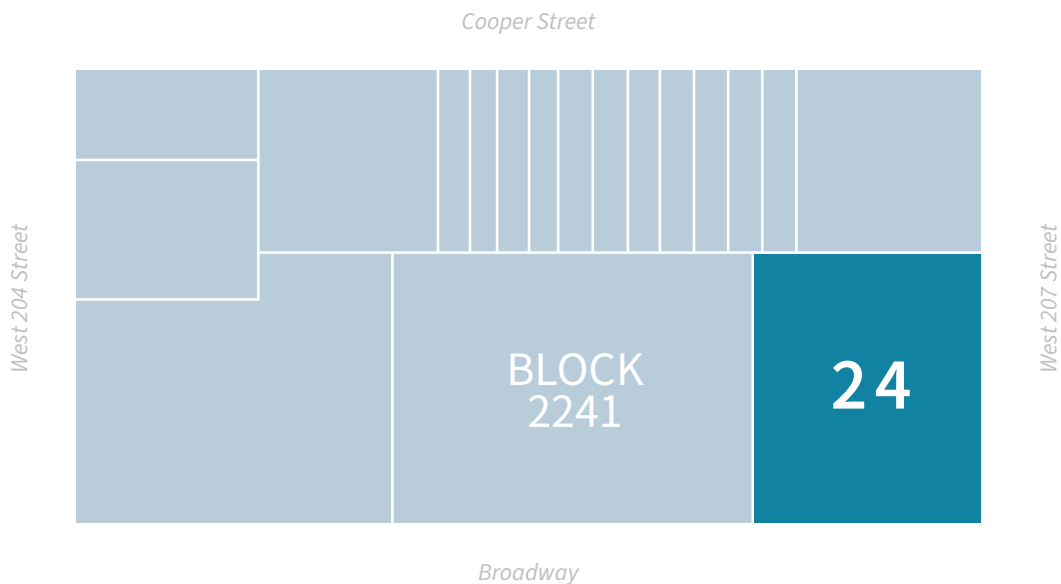


# 4925 Broadway



# PROPERTY INFORMATION

<b>Cross Streets:</b>	Southwest corner of Broadway & West 207th Street	
<b>Description:</b>	Walk-up mixed-use	
<b>Block / Lot:</b>	2241 / 24	
<b>Year Built:</b>	1925	
<b>Lot Dimensions:</b>	125' x 100'	
<b>Lot Area (SF):</b>	12,500	
<b>Building Dimensions:</b>	124' x 100'	
<b>Gross SF:</b>	48,217	
<b>Stories:</b>	5	<i>% of Resi.</i>
<b>FM Units:</b>	36	73.5%
<b>RS Units:</b>	11	22.4%
<b>RC Units:</b>	2	4.1%
<b>Residential Units:</b>	49	100.0%
<b>Commercial Units:</b>	10	
<b>Total Units:</b>	59	
<b>Estimated Avg. Unit Size:</b>	886	
<b>Zoning:</b>	R7-2 / C1-4	
<b>As Built / Max. Permitted FAR:</b>	3.86 / 3.44	
<b>Air Rights:</b>	None	
<b>Landmark / Historic District:</b>	None	
<b>Tax Class:</b>	2	
<b>Assessment (24/25):</b>	\$3,705,710	
<b>Taxes (24/25):</b>	\$463,288	



# EXECUTIVE SUMMARY

JLL has been retained on an exclusive basis to arrange for the sale of 4925 Broadway (aka 616 West 207th Street), a 125' wide 59-unit mixed-use property situated at the southwest corner of Broadway and West 207th Street. The building contains approximately 48,217 gross square feet and is comprised of 49 residential apartments and 10 stores. This prime corner location boasts more than 200 feet of high-traffic retail frontage offering unparalleled visibility and access with foot traffic enhanced by the 1.7M annual ridership of the 207th Street subway station located at Broadway corner. 77% of the residential units have free market leases and consist of a variety of layouts including 22 one-bedrooms, 18 two-bedroom and 9 three-bedroom apartments.

The commercial component features ten stores along Broadway and 207th Street spanning nearly 7,000 rentable SF of ground floor area plus basement space. Of these, three are currently between tenants with the balance occupied by a variety of popular neighborhood retailers including the newly-leased prime corner to Metro PCS (T-Mobile), Napa in the Heights Seafood and Wine Bar, and the Capitol Diner, a long-time neighborhood staple. National credit tenants

situated on the surrounding blocks include TD Bank, Dunkin Donuts, Citibank, Apple Bank, and McDonalds. The property also benefits from a rooftop antenna leased to T-Mobile until August 2030.

The property is located in the heart of Inwood, a diverse residential enclave that has enjoyed significantly increased demand in recent years from families, students, and young professionals given its relative affordability and abundance of mass transportation options. The property is a three-minute walk to Inwood Hill Park and Isham Park which together span over 200 acres featuring barbecuing areas, basketball courts, baseball fields, eateries, handball courts, canoe/kayaking, roller hockey, playgrounds, marinas, soccer fields, and tennis courts. The property is also just a 10-minute walk to Columbia University's Baker Athletic Complex on the eastern bank of the Hudson River.

4925 Broadway offers tremendous future upside given a rapidly evolving neighborhood where neighborhood retail traffic is exceptional and residential demand is far outpacing supply. The property will be sold on an as-is, where-is basis.

## HIGHLIGHTS



**48,217 gross SF, 49 apartments, 10 stores and rooftop wireless installation**



**200+ feet of prime high-traffic retail frontage**



**207th Street subway entrance <sup>A</sup> with 1.7M annual ridership adjacent to the property**



**Corner building with large apartments - great light & air**



**Qualified Opportunity Zone**



**Two blocks from both Inwood Hill and Isham Parks**



4925 BROADWAY

# UNIT PHOTOS - 3B





# UNIT PHOTOS - 4G



# 4925 Broadway

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

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