



12 WEST
104TH STREET
NEW YORK, NY 10025

16-UNIT
MARKET-RATE WALKUP
IN MANHATTAN VALLEY

UPPER WEST SIDE, NEW YORK

CBRE

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12 WEST 104TH STREET

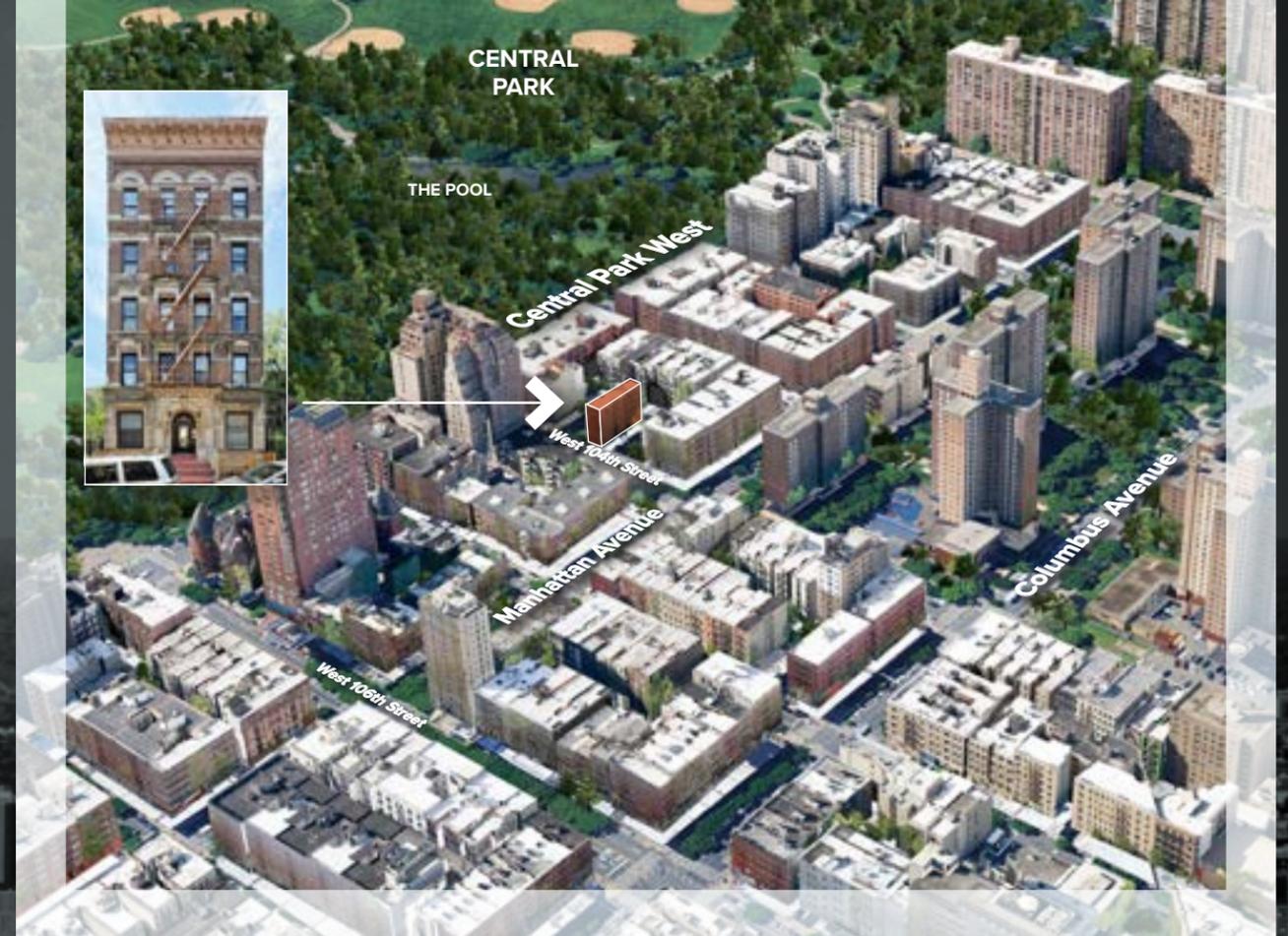
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Executive Summary

CBRE is pleased to present for sale **12 West 104th Street** (the "Property"), a 27-foot-wide multifamily walk-up in the heart of Manhattan Valley. The Property, located on the south side of West 104th Street between Manhattan Avenue and Central Park West, is a well-maintained asset positioned within a highly sought-after rental market and surrounded by abundant green spaces.

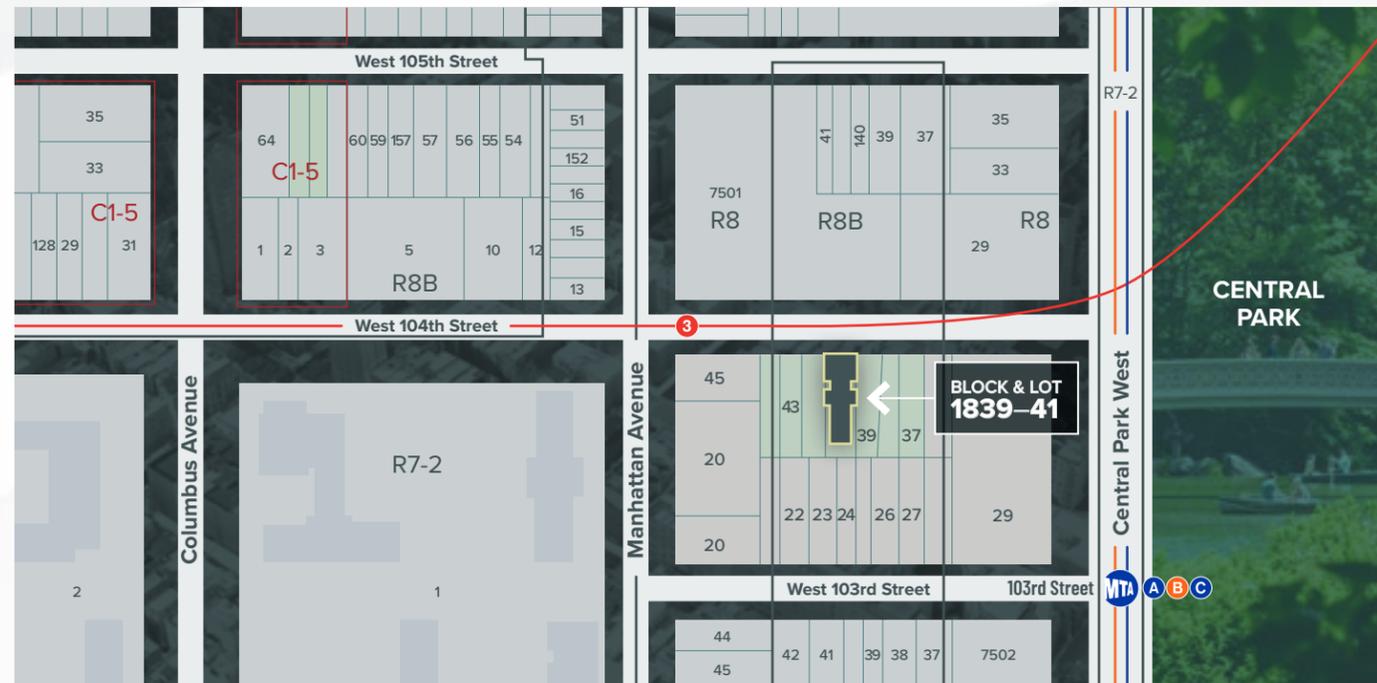
The five-story building comprises **16 fully renovated, free-market apartments** featuring exposed brick walls, in-unit washer/dryers, and modern finishes throughout. The unit mix includes 2 one-bedroom and 14 two-bedroom residences, generating an **average monthly rent of \$3,804** collectively. Additionally, tenants enjoy convenient access to a shared backyard, further enhancing the Property's desirability within the competitive rental market.

Uniquely, the Property stands alone, flanked by **city-owned vacant lots on both sides**, providing exceptional light and air and more green space. These adjacent parcels function as community gardens, collectively known as **The West 104th Street Garden**, and are actively maintained by residents and community organizations. The Property is also steps from **Central Park**, offering tenants immediate access to one of the city's premier outdoor amenities.

Connectivity is another key advantage: the Property is located just two minutes from the 103rd Street subway station, which services the **A B** and **C** lines—providing direct access to Midtown Manhattan in approximately 20 minutes. Residents also enjoy proximity to a wide array of neighborhood amenities, including **Whole Foods, HomeGoods, and Trader Joe's**, as well as numerous dining, retail, and recreational options that enhance the Property's long-term rental appeal.

The Property represents a rare opportunity to acquire a fully renovated, cash-flowing multifamily asset in Manhattan Valley, featuring 16 free-market units with modern finishes and strong in-place income. Its prime location near major transit and lifestyle amenities further positions the asset for long-term appreciation and sustained rental demand.

Tax Lot



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Financial Summary	Annual
Gross Annual Revenue	\$745,511
Vacancy Loss & Expenses	\$311,125
Net Operating Income	\$432,385

Investment Highlights

- Fully Renovated Asset:**
 16 free-market apartments featuring exposed brick, in-unit washer/dryers, and modern finishes throughout.
- Strong Rental Demand:**
 Consistent high occupancy driven by proximity to Columbia University, Whole Foods, Trader Joe's, and Central Park.
- Desirable Unit Mix:**
 14 two-bedroom and 2 one-bedroom units generating strong in-place income with an average monthly rent of \$3,804.
- Excellent Transit Access:**
 Just two minutes from the 103rd Street subway station — **A B** and **C** lines with direct access to Midtown in ~20 minutes.
- Long-Term Upside Potential:**
 Stable cash flow with opportunity for future rent growth and appreciation in a supply-constrained Manhattan submarket.
- Prime Manhattan Valley Location:**
 Steps from Central Park and surrounded by green spaces, offering exceptional neighborhood appeal with direct access to Midtown in ~20 minutes.

