



112

West 138th Street

New York
NY 10030

54-Unit Elevator Building in
Central Harlem | FOR SALE

Ariela
A member of GREY

112 West 138th Street, New York, NY 10030

54-Unit Elevator Building in Central Harlem | **FOR SALE**



- ▶ 54-unit multifamily building in Central Harlem, just one block from the desirable Striver's Row neighborhood
- ▶ Extremely well maintained and professionally managed elevator building
- ▶ Significant upside in preferential rents
- ▶ Additional income provided by laundry machines in basement of the building
- ▶ Conveniently located just three blocks north of the 135th St Station, providing direct access to Midtown via the '2' and '3' trains
- ▶ Benefits from proximity to St. Nicholas Park and The City College of New York

Block / Lot	2006 / 42
Lot Dimensions	90' x 99.92'
Lot Sq. Ft.	8,992
Building Dimensions	90' x 86'
Stories	6
Total Units	54
Building Sq. Ft.	38,904
Zoning	R7-2
FAR	3.44
Buildable Sq. Ft.	30,932
Air Rights Sq. Ft.	None
Tax Class	2
Assessment (24/25)	\$1,624,230
Real Estate Taxes (24/25)	\$203,061

*All square footage/buildable area calculations are approximate

Asking Price: \$8,400,000 | \$216 / \$/SF | \$155,556 / \$/Unit | 6.05% / Cap Rate | 7.62 / GRM

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

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For Financing Information:

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Financial Summary

Net Operating Income: \$507,879 Existing | \$540,193 Proforma

	Existing	Proforma
Scheduled Gross Income:	\$1,101,973	\$1,136,675
Less Vacancy Rate Reserve (3.00%):	(\$33,059)	(\$34,100)
Gross Operating Income:	\$1,068,914	\$1,102,575
Less Expenses:	(\$561,035) 51% of SGI	(\$562,381) 49% of SGI

Expenses (Estimated)

Gross Operating Expenses: \$561,035

Real Estate Taxes (24/25)	\$203,061	Payroll	\$41,600
Water & Sewer	\$50,652	Elevator Maintenance	\$15,006
Insurance	\$54,000	Legal/Miscellaneous	\$10,689
Gas & Electric	\$113,459	Management	\$32,067
Repairs, Cleaning & Maintenance	\$40,500		

Scheduled Income

Total Income: \$90,554 Monthly | \$1,086,643 Annual

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Studio	5	\$1,558	\$7,791	\$93,496
1 BR	30	\$1,630	\$48,891	\$586,695
2 BR	19	\$1,783	\$33,871	\$406,451

Unit Breakdown

Total Income: \$90,554 Monthly | \$1,086,643 Annual

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
RS	54	\$1,677	\$90,554	\$1,086,643

FOR FULL RENT ROLL CLICK HERE

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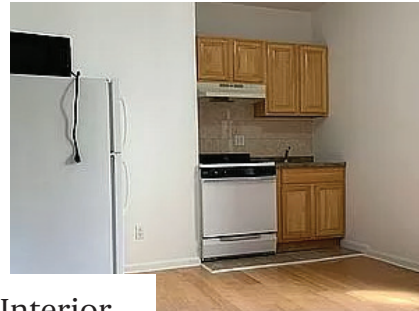
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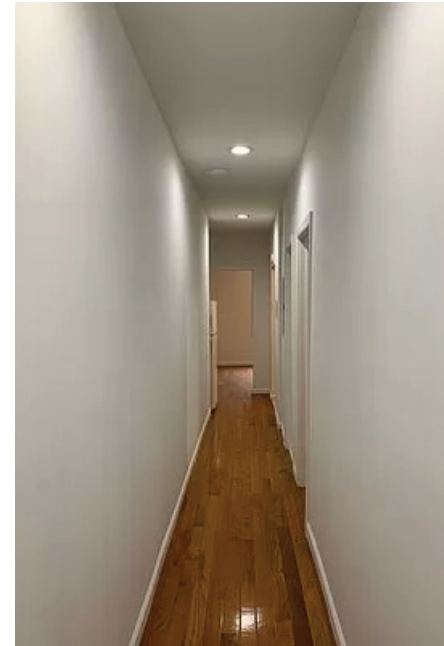
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Interior
Photos



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