

MULTIFAMILY OPPORTUNITY

# 550-552 West 174th Street



 For Sale: Guidance Upon Request

 **BKRE**A



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**BKREA**

# 01 Property Description

## 550-552 West 174th Street

BKREA has been exclusively retained to arrange the sale of 550-552 West 174th Street ("The Site"), an exceptional opportunity in the heart of Washington Heights. The subject properties are located on the southwest corner of West 174th Street and Audubon Avenue and consist of two tax lots: Lot 15 and Lot 17.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### Property Information

Address	550-552 West 174th Street
Location	The subject properties are located on the south west corner of West 174th Street and Audubon Avenue
Neighborhood	Washington Heights
Block / Lot	2130 / 15 &17

### Building Information

Address:	Type	Building Dimensions	Stories	GSF	NSF	Resi Units	Commercial Units
<b>550 West 174th Street</b>	Walkup Multifamily	55' x 90'	6	21,815	19634	25	4
<b>552 West 174th Street</b>	Walkup Multifamily	45' x 88'	5 (Plus Bsmt)	14,905	13027	20	0
<b>Total</b>		-	-	36,720	32,661	45	4

\* Estimates As per public record / Client Materials

### Zoning Information

Address:	Lot Dimensions	Lot Area	Zoning
<b>550 West 174th Street</b>	55' x 100'	5,500	R7-2
<b>552 West 174th Street</b>	45' x 100'	4,500	R7-2
<b>Total</b>	100' x 100'	10,000	R7-2

### Taxes

Address:	Assessment (24/25)	Property Taxes (24/25)	Tax Class
<b>550 West 174th Street</b>	\$1,095,300	\$136,913	2
<b>552 West 174th Street</b>	\$529,650	\$66,206	2
<b>Total</b>	\$1,624,950	\$203,119	2

\*All measurements and square footage estimates are approximate

# 2 Highlights & Tax Map



## Flexible Zoning Opportunity

The favorable R7-2 zoning with a C1-4 commercial overlay allows for residential and local retail development, enabling flexibility in executing a variety of business plans that align with the neighborhood's mixed-use character and growing demand.



## Coveted Location

550-552 West 174th Street is ideally located in the heart of Washington Heights, allowing developers to benefit from the neighborhood's strong institutional anchors, growing residential demand, and vibrant cultural character.



## Fully Occupied

550-552 West 174th Street features 4 retail stores on the avenue and 45 occupied residential units, including 38 rent-stabilized and 7 rent-controlled, providing strong in-place income and long-term value.



## Advantageous Accessibility

The site is just 0.3 miles from the 175th Street station (A line) and under 0.5 miles from the 168th Street station (A and 1 lines), providing express access to Midtown, Downtown, and beyond.



## Institutional Anchors Nearby

Located just minutes from NewYork-Presbyterian Hospital and Columbia University Medical Center, 550-552 West 174th Street benefits from proximity to two of Upper Manhattan's largest institutional anchors. These world-renowned institutions drive consistent demand for housing and retail, supporting long-term neighborhood stability and economic growth.



# Rent Roll

## Residential Units

Units	Status	Bedroom	In Place Revenue			
			Gross Rent	Pref Rent	Monthly Rent	Annual Rent
550 1	RS	1 Bedroom	\$1,043.76	\$28.03	\$1,015.73	\$12,189
550 2	RS	2 Bedroom			\$1,584.96	\$19,020
550 3	RS	2 Bedroom			\$1,547.77	\$18,573
550 4	RS	4 Bedroom			\$1,571.75	\$18,861
550 5	RS	3 Bedroom			\$986.98	\$11,844
550 21	RS	1 Bedroom			\$743.26	\$8,919
550 22	RC	2 Bedroom			\$481.00	\$5,772
550 23	RS	2 Bedroom	\$2,283.13	\$483.13	\$1,800.00	\$21,600
550 24	RS	3 Bedroom			\$1,527.14	\$18,326
550 25	RS	3 Bedroom			\$1,236.06	\$14,833
550 31	RS	1 Bedroom			\$836.04	\$10,032
550 32	RS	2 Bedroom			\$809.99	\$9,720
550 33	RS	2 Bedroom			\$1,147.47	\$13,770
550 34	RS	3 Bedroom			\$889.21	\$10,671
550 35	RC	3 Bedroom			\$430.53	\$5,166
550 41	RS	1 Bedroom			\$1,274.15	\$15,290
550 42	RC	2 Bedroom			\$485.46	\$5,826
550 43	RS	2 Bedroom			\$1,413.64	\$16,964
550 44	RS	3 Bedroom			\$1,114.44	\$13,373
550 45	RS	3 Bedroom			\$2,374.74	\$28,497
550 51	RC	1 Bedroom			\$350.36	\$4,204
550 52	RS	2 Bedroom			\$1,160.83	\$13,930
550 53	RS	2 Bedroom	\$1,584.85	\$242.36	\$1,342.49	\$16,110
550 54	RS	3 Bedroom			\$1,482.39	\$17,789
550 55	RS	3 Bedroom			\$988.27	\$11,859
552 1	RS	3 Bedroom	\$1,904.29	\$295.88	\$1,608.41	\$19,301
552 2	RS	2 Bedroom			\$909.66	\$10,916
552 3	RC	2 Bedroom			\$372.66	\$4,472
552 4	RS	2 Bedroom			\$844.76	\$10,137
552 21	RS	3 Bedroom			\$1,291.44	\$15,497
552 22	RS	3 Bedroom			\$1,420.17	\$17,042
552 23	RS	2 Bedroom	\$2,246.54	\$251.54	\$1,995.00	\$23,940
552 24	RS	2 Bedroom			\$1,613.10	\$19,357
552 31	RS	3 Bedroom			\$957.09	\$11,485
552 32	RS	3 Bedroom			\$980.85	\$11,770
552 33	RS	2 Bedroom			\$887.00	\$10,644
552 34	RS	2 Bedroom			\$994.80	\$11,938
552 41	RC	3 Bedroom			\$363.39	\$4,361
552 42	RS	3 Bedroom			\$758.44	\$9,101
552 43	RC	2 Bedroom			\$318.52	\$3,822
552 44	RS	2 Bedroom			\$1,814.01	\$21,768
552 51	RS	3 Bedroom			\$1,555.43	\$18,665
552 52	RS	3 Bedroom			\$891.71	\$10,701
552 53	RS	2 Bedroom	\$2,228.07	\$535.43	\$1,692.64	\$20,312
552 54	RS	2 Bedroom			\$1,460.45	\$17,525
					\$1,836	\$615,890
					\$51,324	

Unit	Tenant	LXP	Monthly Rent	Annual Rent	Security Deposit	Square Footage
<b>STR 1</b>	Pizza	5/31/2035	\$3,477	\$41,733	\$6,180	650
<b>STR 2</b>	Grocery	9/30/2033	\$6,700	\$80,400	\$20,100	1200
<b>STR 3</b>	Tax Prep	3/31/2026	\$2,622.54	\$31,470.54	\$8,200	330
<b>STR 4</b>	Pharmacy	4/30/2026	\$4,307.02	\$51,684.21	\$7,653.46	900
<b>Total</b>			<b>\$17,106.56</b>	<b>\$205,287.75</b>		

### Unix Matrix

Type	Unit Count	Occupied Unit Count	% of Units	Avg In-Place	Total Annual Amount	Max In-Place
RS	38	38	84%	\$1,277	\$582,267	\$2,375
RC	7	7	16%	\$400	\$33,623	\$485
<b>Total / Average</b>	<b>45</b>	<b>45</b>	<b>100%</b>	-	<b>\$615,890</b>	-

### RS Unix Matrix

Type	Unit Count	Occupied Unit Count	% of Units	Avg In-Place	Total Annual Amount	Max In-Place
1 Bedroom	4	4	10.53%	\$967	\$46,430	\$1,274
2 Bedroom	17	17	44.74%	\$1,354	\$276,223	\$1,995
3 Bedroom	16	16	42.11%	\$1,254	\$240,753	\$2,375
4 Bedroom	1	1	2.63%	\$1,572	\$18,861	\$1,572
<b>Total / Average</b>	<b>38</b>	<b>38</b>	<b>100%</b>	<b>\$1,277</b>	<b>\$582,267</b>	-

### RC Unix Matrix

Type	Unit Count	Occupied Unit Count	% of Units	Avg In-Place	Total Annual Amount	Max In-Place
1 Bedroom	1	1	14.29%	\$350	\$4,204	\$350
2 Bedroom	4	4	57.14%	\$414	\$19,892	\$485
3 Bedroom	2	2	28.57%	\$397	\$9,527	\$431
<b>Total / Average</b>	<b>7</b>	<b>7</b>	<b>100%</b>	<b>\$400</b>	<b>\$33,623</b>	-

# Investment Analysis

## Income

		In-Place	\$ / SF
Gross Residential Income:		\$615,890	\$18.86
Gross Commercial Income:		\$205,288	-
Real Estate/Water Tax Imbursement:		\$16,200	-
Vacancy & Credit Loss:	3.00%	-\$25,232	-
<b>Effective Gross Income</b>		<b>\$812,146</b>	

## Expenses

	Metrics	In-Place	\$ / SF	\$ / Unit	% of EGI
Property Taxes	Per DOF	-\$203,119	-\$5.53	-\$4,514	25.01%
Payroll, Benefits & Medical Insurance	Per Client Materials	-\$56,064	-\$1.07	-\$1,036	6.90%
Water & Sewer	Per Client Materials	-\$42,000	-\$0.41	-\$334	5.17%
Utilities	Per Client Materials	-\$46,022	-\$0.74	-\$671	5.67%
Insurance	Per Client Materials	-\$56,745	-\$1.24	-\$1,011	6.99%
Service Contracts	Per Client Materials	-\$1,878	-\$0.05	-\$42	0.23%
Repairs & Maintenance	Per Client Materials	-\$21,623	-\$1.05	-\$858	2.66%
Legal & Professional Fees	Per Client Materials	-\$4,478	-\$0.12	-\$100	0.55%
General & Administrative	Per Client Materials	-\$4,554	-\$0.43	-\$352	0.56%
Management Fees	Per Client Materials	-\$36,246	-\$0.99	-\$806	4.46%
<b>Total</b>	<b>Exp. Ratio: ~57%</b>	<b>-\$472,729</b>	<b>-\$12.67</b>	<b>\$9,498</b>	<b>58.21%</b>

## Net Operating Income

	In-Place
Effective Gross Income:	\$812,146
Less Expenses:	-\$472,729
<b>Net Operating Income</b>	<b>\$339,417</b>

# 5 Neighborhood Overview

Washington Heights, located in Upper Manhattan, is a dynamic and culturally rich neighborhood that blends history, community, and natural beauty. Anchored by landmarks like the George Washington Bridge and the Cloisters Museum in Fort Tryon Park, it offers breathtaking views of the Hudson River and a peaceful retreat from the city's fast pace. The neighborhood thrives with Dominican heritage, reflected in its vibrant street life, locally owned restaurants, community festivals, and colorful murals. A walk along Broadway or St. Nicholas Avenue reveals lively shops, music, and a tight-knit community spirit.

Washington Heights pulses with artistic expression through local performance spaces and cultural institutions like the United Palace—a historic theater now hosting concerts, film screenings, and spiritual gatherings. With scenic green spaces such as Highbridge Park and Fort Washington Park, and a deep sense of pride in its roots, Washington Heights is the soulful, authentic heart of northern Manhattan, where tradition and urban energy coexist.

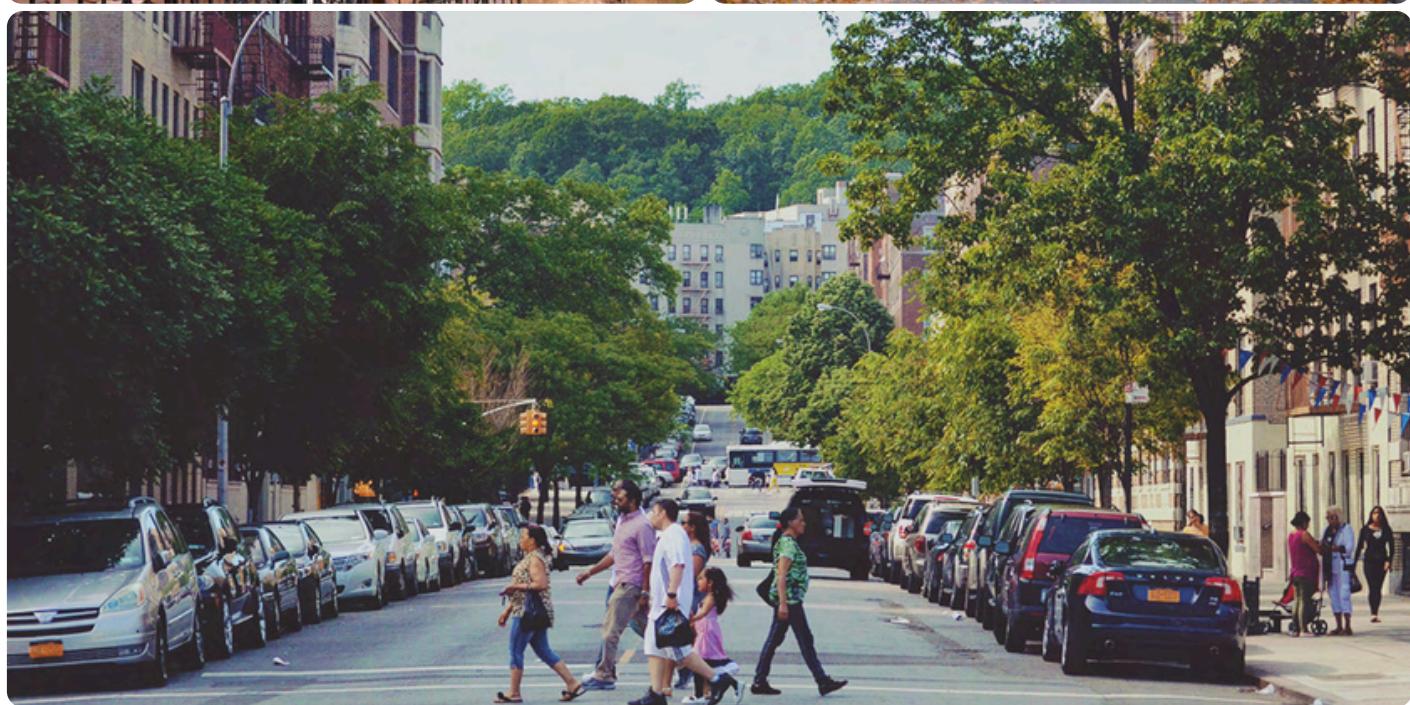
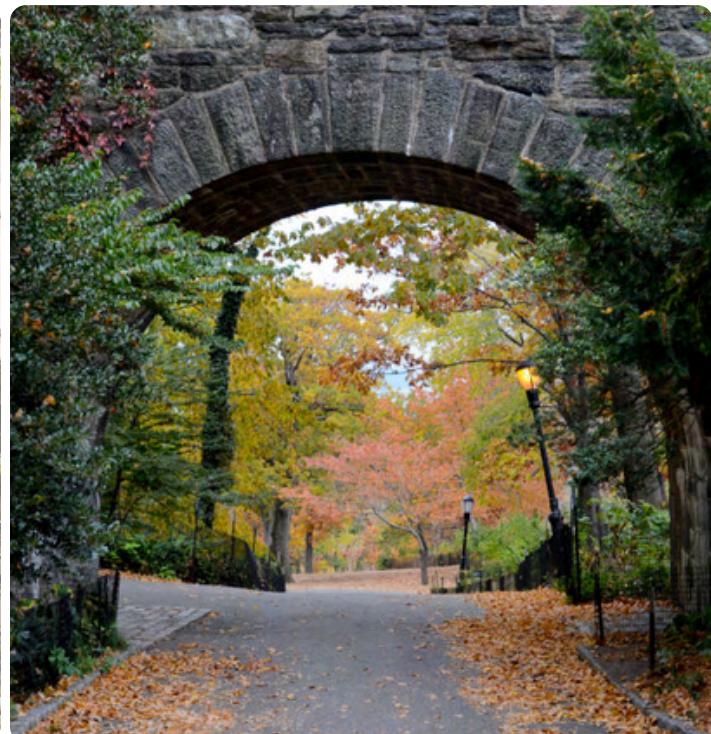


## Uptown Community Hub

Washington Heights is an increasingly vital part of Upper Manhattan, known for its strong community fabric and growing appeal among both residents and businesses. While traditionally residential, the neighborhood has seen a rise in healthcare, education, and small business activity, supported by institutions like NewYork-Presbyterian Hospital and Columbia University Medical Center—two of the area's largest employers. Washington Heights offers a unique live-work environment, with a dense population, active retail corridors, and proximity to mass transit, including the A, C, and 1 subway lines that connect directly to Midtown and beyond. Future developments in the area will offer residents the opportunity to enjoy an authentic neighborhood lifestyle with the convenience of quick access to the city's major employment centers, making Washington Heights an increasingly strategic place to live, work, and grow.

## Cultural Attractions

Washington Heights is a vibrant center of culture and learning, deeply rooted in the neighborhood's rich history and diverse community. Institutions like the Hispanic Society Museum & Library offer world-class collections of Latin American, Spanish, and Portuguese art and literature, making it a cultural cornerstone of the area. Nearby, the historic United Palace—once a movie palace and now a revitalized performance venue—hosts concerts, films, and community events, contributing to the neighborhood's creative energy. The neighborhood is also home to major educational and medical institutions, including Columbia University Medical Center and Yeshiva University, which foster academic excellence and innovation. With scenic parks like Fort Tryon offering panoramic views and peaceful green space, Washington Heights is a dynamic, community-driven destination where culture, history, and education come together.



## Dining & Shopping

Washington Heights offers a vibrant mix of local dining and shopping that reflects the neighborhood's cultural richness and community-driven spirit. Along bustling corridors like Broadway, St. Nicholas Avenue, and Dyckman Street, visitors and residents alike can explore an array of family-owned shops, street vendors, and beloved neighborhood boutiques. While it doesn't feature global flagships, the area thrives with personality and authenticity, from local bakeries and botanicas to trendy new cafes and lifestyle shops.

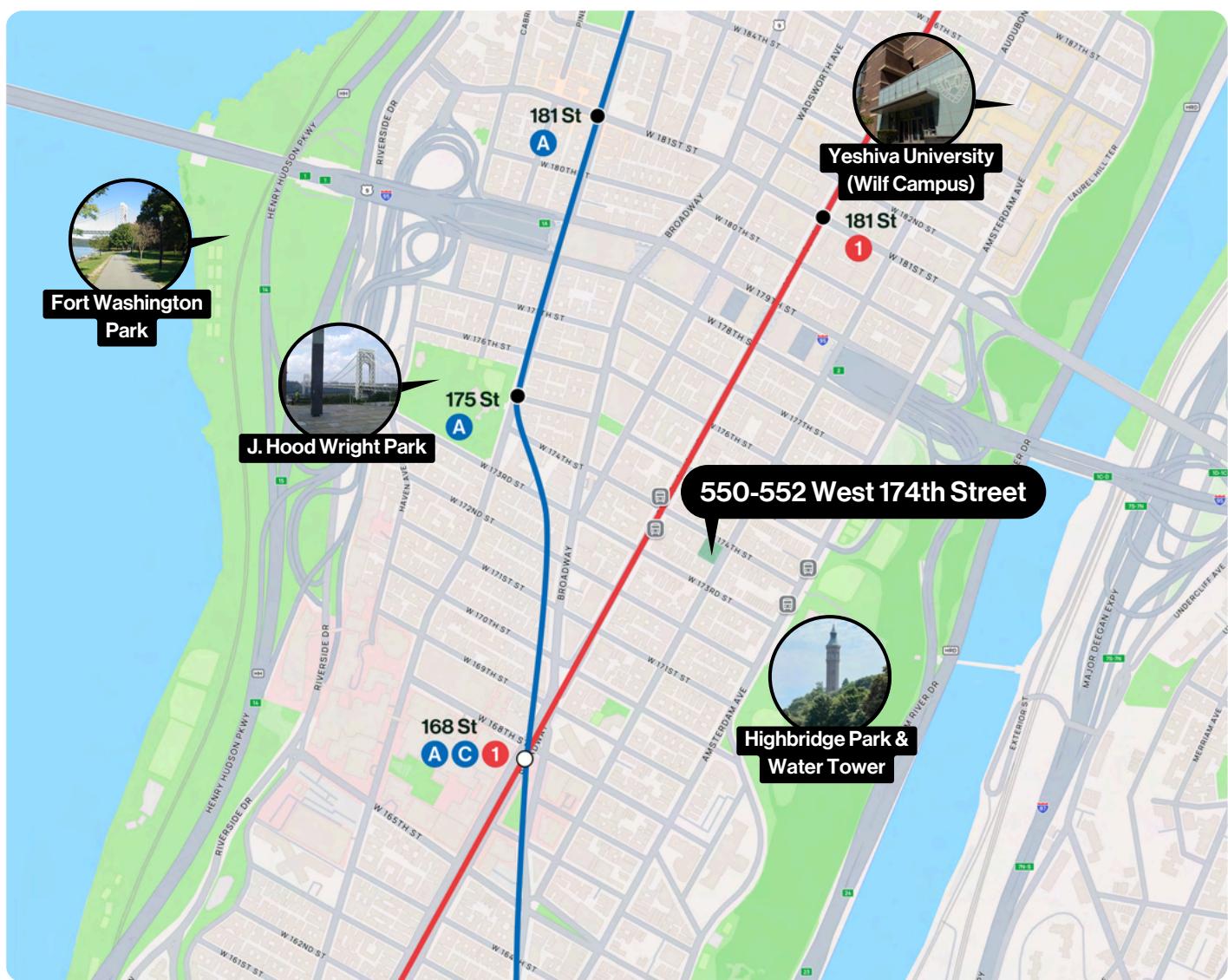
The dining scene is a true highlight, with a strong focus on Dominican and Latin cuisine—think mofongo, empanadas, and chimis from longtime local favorites like Malecon, El Lina, and Jalao NYC. There's also an emerging mix of modern eateries, wine bars, and coffee shops that add to the area's evolving flavor. For nightlife, Dyckman Street comes alive with lively lounges, hookah bars, and music-filled spots that cater to a diverse crowd, offering everything from casual drinks to late-night dancing. Washington Heights delivers a deeply rooted and energetic lifestyle that's all its own.



# Transit Overview

550-552 West 174th Street in Washington Heights offers strong transit connectivity in a rapidly growing and vibrant Upper Manhattan neighborhood. The building is just a 3-minute walk from the 175th Street station on the **A** line, providing express service to Midtown Manhattan, Brooklyn, and beyond. A short walk south brings you to the 168th Street station, where riders can access both the **1** and **C** subway lines, enhancing local and express transit options throughout the city.

The nearby George Washington Bridge Bus Terminal, just a 5-minute walk away, offers regional bus connections across New Jersey and the tri-state area. Local MTA bus routes—including the M4, M5, and M100—run along nearby Broadway and Fort Washington Avenue, adding to the area's comprehensive transit network. Citi Bike stations and pedestrian-friendly streets provide additional mobility for residents and visitors. With quick subway access, regional connectivity, and proximity to major institutions like New York-Presbyterian Hospital, this location is ideal for both convenience and lifestyle in Upper Manhattan.



# Meet the Team

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