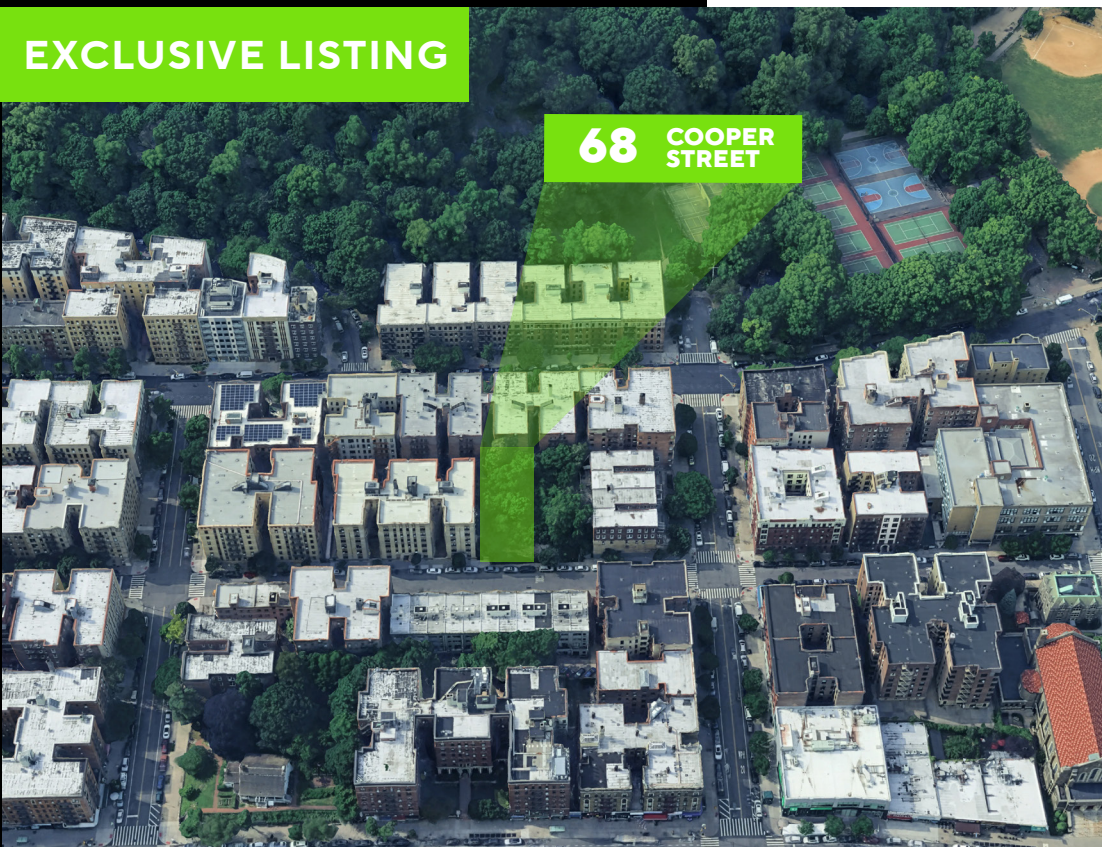


EXCLUSIVE LISTING



68 COOPER STREET



RENDERING

OFFERING PRICE

\$2,800,000

PROPERTY DESCRIPTION

BLOCK & LOT:	2240-27
NEIGHBORHOOD:	Inwood
CROSS STREETS:	West Side of Cooper St between W 204th & W 207th Streets
ZONING:	R7A
FAR:	4.0 Residential 5.01 Residential (UAP)
ASSESSMENT (26/27):	\$478,890
TAX CLASS:	Tax Class 4
TAX RATE:	10.848%
TAXES (24/25):	\$51,949.99

INVESTMENT HIGHLIGHTS

50 ft x 100 ft

Lot Dimensions

5,000

Lot SF

25,050

Total Buildable SF (City of Yes)

\$112

Price/Buildable SF (City of Yes)

20,000

Total Buildable SF

\$140

Price/Buildable SF

- Immediate access to the A train at Broadway and West 207th Street
- Broadway & 207th Street are both vibrant retail/commercial corridors
- Market residential rents are exceeding \$60/SF, with continued upside
- ZFA can be placed almost entirely above the rock
- No need to build a cellar, no need for underpinning

ROBERT
RAPPA
718.360.8704

NOAH
TRUGMAN
929.226.3347

68 COOPER STREET, NEW YORK, NY 10034
PROPERTY MAP



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.