

FOR SALE

Hudson View II & III, New York, NY 10031

520 West 145th Street

528 West 145th Street

1704 Amsterdam Avenue

502 West 145th Street

Four (4) Mark-Up-To-Market Project-Based
Section 8 Buildings in Harlem

BID DEADLINE: THURSDAY, DECEMBER 5TH, 2024.



520 West 145th Street



528 West 145th Street



1704 Amsterdam Avenue



502-504 West 145th Street



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Concentrated Scale

- > 143k SF across 4 properties



Federally Subsidized Affordable Housing

- > 129 Project-Based Section 8 voucher units
- > Mark-up-to-Market HAP Agreements in-place



Strong Retail Presence

- > 11 commercial units located on major Manhattan retail thoroughfare, Amsterdam Avenue
- > Over 200' of retail frontage
- > Leases contain automatic increases of 3%-4% at expiration



Value Add Potential

- > Built in rent increases through scheduled Mark up to Market
- > Potential for "As-Renovated" Mark up to Market



Optionality

- > 5 year HAP agreements
- > Expiring Article V Shelter Rent Tax agreement



Location

- > Perfectly situated in between two major subway stations just steps away
- > The project will benefit from over 500k sf of new development within the property's immediate vicinity



Cash Flowing Portfolio

- > Strong historical cash flow

Ownership Requests Proposals

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

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Property Information	Total	Hudson View II		Hudson View III	
		520 West 145th Street	528 West 145th Street	1704 Amsterdam Avenue	502-504 West 145th Street
Block / Lot	-	2076 / 46	2076 / 49	2076 / 31	2076 / 38
Lot Dimensions	-	66.92' x 99.92'	100' x 99.92'	125' x 84' (Irr.)	29' x 99.92'
Lot Sq. Ft.	30,077	6,687	9,992	10,500	2,898
Building Dimensions	-	66.92' x 89'	100' x 88'	125' x 69'	29' x 84'
Stories	-	5	6	5	5
Residential Units	129	30	44	35	20
Commercial Units	11	1	4	5	1
Total Units	140	31	48	40	21
Building Sq. Ft.	142,690	25,050	64,560	41,420	11,660
Zoning	-	R7D / C2-4	R7D / C2-4	R7D/R7A/C1-4/C2-4	R7D / C2-4
FAR	-	4.20	4.20	4.00	4.20
Buildable Sq. Ft. (As-of-Right)	124,220	28,084	41,966	42,000	12,170
Air Rights Sq. Ft. (As-of-Right)	4,124	3,034	None	580	510
Tax Class	-	2	2	2	2
Assessment (24/25)	\$6,742,563	\$1,688,490	\$3,358,440	\$1,408,302	\$287,331
Real Estate Taxes (24/25)	\$842,955	\$211,095	\$419,872	\$176,066	\$35,922

*All square footage/buildable area calculations are approximate

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Experience the unique blend of history and modernity in Hamilton Heights—a welcoming neighborhood rich in cultural diversity and energy, where classic brownstones meet contemporary living in a picturesque setting.



Growing Amenities & Cultural Delights

A burgeoning scene of eateries, cafes, boutique shops, arts venues & diverse dining options.



Exceptional Connectivity & Transportation

Quick access to Manhattan via multiple subway lines and bus routes.



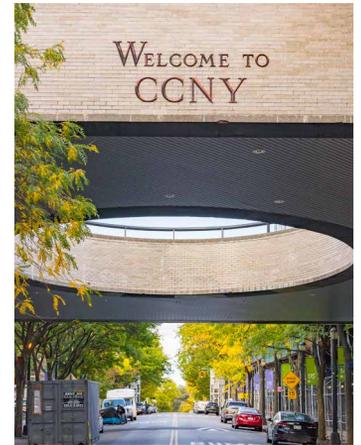
Abundant Green Spaces & Recreation

Enjoy relaxation and recreation at Riverbank State Park.



Educational Institutions

Proximity to CCNY, Columbia University & Manhattan School of Music.



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“Centralized assets:
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within the same block

Transportation Score



100

Public Transportation



73

Rider's Paradise



97

Walker's Paradise

Visit Walk Score Website →



INSTITUTION

- 1 Hamilton Grange Library
- 2 Boys and Girls Club of Harlem
- 3 Hamilton Grange National Memorial

EDUCATIONAL

- 1 PS 153 Adam Clayton Powell Jr. Elementary School

BANKS & RETAIL

- 1 Key Food Supermarkets
- 2 CVS
- 3 Chase Bank

ENTERTAINMENT AND ACTIVITIES

- 1 Comedy In Harlem
- 2 Grand Slam Banquet Hall
- 3 Oh Craft! Beer & Wine

FOOD & BEVERAGE

- 1 McDonald's
- 2 Dunkin'

PARK

- 1 Riverbank State Park
- 2 Jackie Robinson Park

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