



VACANT TOWNHOUSE FOR SALE IN HAMILTON HEIGHTS

Vacant townhouse in need of full gut renovation. Plans previously approved for 2-family with 5th story pop-up. Located a few blocks from the 145th Street Station servicing the **1** line and the **A**, **B**, **C** & **D**. Protected Tax Class 2A.

ASKING PRICE:

\$1,350,000

PPSF: \$382

INVICTUS PROPERTY ADVISORS

222 West 37th Street, 14th Floor, New York, NY 10018
www.invictusnyc.com

Josh Lipton

Partner

josh.lipton@invictusnyc.com

(212) 596-7579

(201) 364-1809

Andrew Levine

Partner

andrew.levine@invictusnyc.com

(212) 596-7570

(917) 495-0446

Jax Hindmarch

Director

jax.hindmarch@invictusnyc.com

(718) 701-1284

(303) 704-0087

PROPERTY FEATURES

Lot Dimensions:	17' x 99.92'
Lot Area:	1,699 SF
Stories:	4
Building Dimensions:	17' x 52'
Gross Square Footage:	3,536 SF
Net Square Footage:	3,006 SF
Zoning:	R6A
Residential FAR:	3.00
Available Air Rights	1,561 SF
Assessment (23/24):	\$52,827
Taxes (23/24):	\$6,480 (Tax Class 2A)
PPSF:	\$382 / SF

PROPERTY OVERVIEW

Invictus Property Advisors has been retained on an exclusive basis for the sale of a vacant townhouse in need of a full gut renovation located on 148th Street in Hamilton Heights, Manhattan.

The building is currently an SRO but current ownership has a Certificate of No Harassment (CNH). Ownership previously had plans approved for a two-family with a fifth story pop-up addition. There are 1,561 SF of available air rights.

A future investor will benefit from the property being in protected tax class 2A, which limits tax increases yearly and over a 5-year period. The building is conveniently located a few blocks away from the **1** line at the 145th Street Station.

Josh Lipton
Partner
josh.lipton@invictusnyc.com
(212) 596-7579
(201) 364-1809

Andrew Levine
Partner
andrew.levine@invictusnyc.com
(212) 596-7570
(917) 495-0446

Jax Hindmarch
Director
jax.hindmarch@invictusnyc.com
(718) 701-1284
(303) 704-0087

INVESTMENT HIGHLIGHTS



Vacant



Close Proximity to
Subway Station



Protected Tax
Class 2A

Josh Lipton


Partner
josh.lipton@invictusnyc.com
(212) 596-7579
(201) 364-1809

Andrew Levine

Partner
andrew.levine@invictusnyc.com
(212) 596-7570
(917) 495-0446

Jax Hindmarch

Director
jax.hindmarch@invictusnyc.com
(718) 701-1284
(303) 704-0087



WEST 148TH STREET
HAMILTON HEIGHTS,
MANHATTAN

**For more information, please contact
exclusive agents:**

Josh Lipton

Partner
josh.lipton@invictusnyc.com
(212) 596-7579
(201) 364-1809

Andrew Levine

Partner
andrew.levine@invictusnyc.com
(212) 596-7570
(917) 495-0446

Jax Hindmarch

Director
jax.hindmarch@invictusnyc.com
(718) 701-1284
(303) 704-0087