



FOR SALE
ASKING PRICE \$3,900,000
PRICE PER SF \$246

659 W 179TH ST

New York, NY 10033 | **Manhattan**

5-STORY STALLED
COMMERCIAL BUILDING
IN WASHINGTON
HEIGHTS

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Offering

Stalled ~16,000 SF **medical facility** with 5 stories
+ lower level

#2

Partially Completed

Delivered as a **blank canvas** with potential for
alternative uses

#3

Transportation

- Immediate access to the **George Washington Bridge**, **Cross Brond Expressway** and **Henry Hudson Parkway**
- Steps to the **A & 1 subway lines** and **Bx7, M4, M98, M100, Bx11 bus lines**

#4

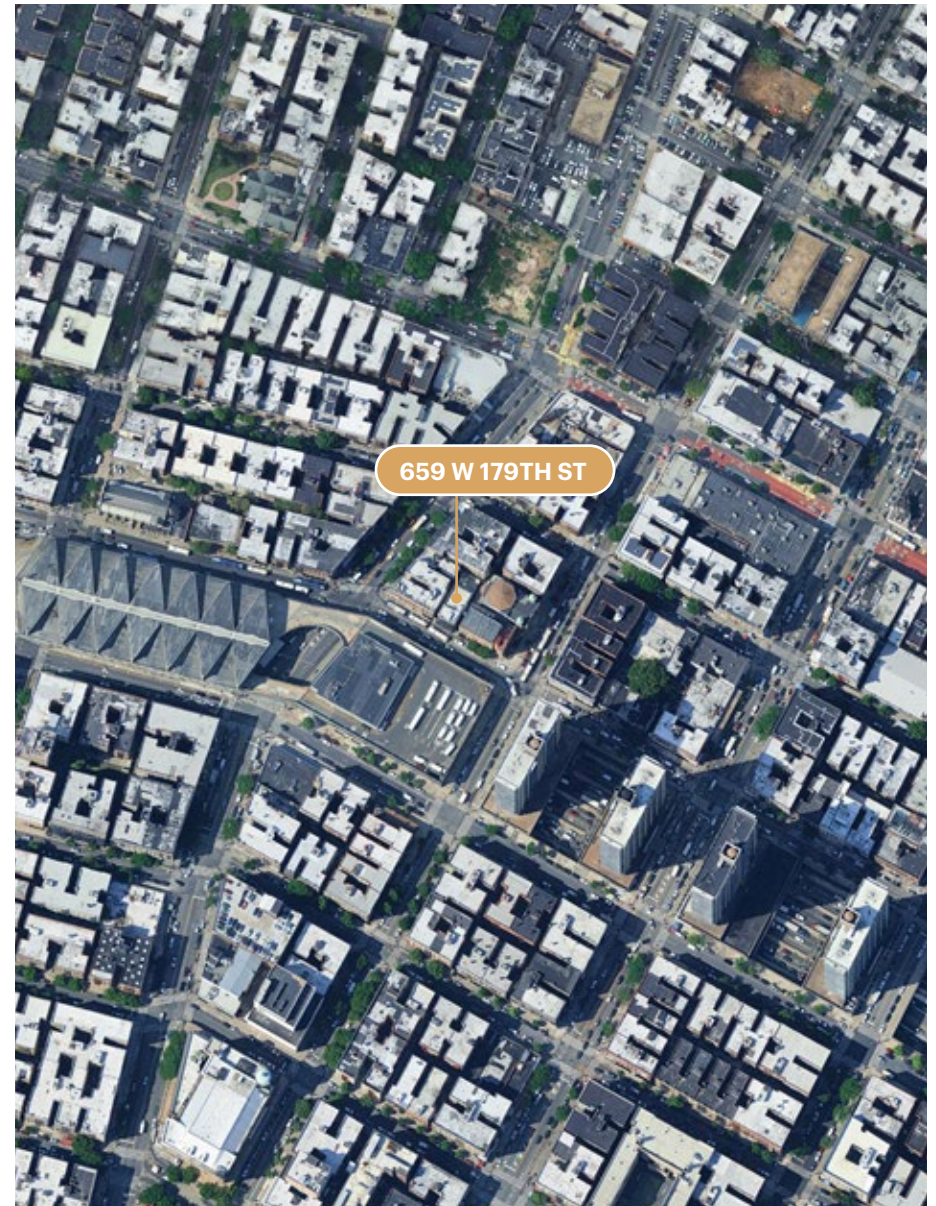
Surroundings

Within blocks of **New York-Presbyterian Hospital**
& **Columbia University Irving Medical Center**

#5

Comprehensive Due Diligence

Existing drawings and approvals available



659 W 179TH ST
FOR SALE

PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **659 WEST 179TH STREET** — in New York, NY (the 'Property'). A 5-story stalled commercial building in Washington Heights.



FINANCIAL SNAPSHOT

Asking Price	\$3,900,000
Price Per SF	\$246

PROPERTY SUMMARY

THE OFFERING

Address	659 W 179th St, New York, NY 10033
County	Manhattan

Location	Located on the north side of West 179th Street between Broadway and Wadsworth Avenue
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Block / Lot	2163 / 43
Property Type	Commercial (O2)

PROPERTY INFORMATION (DOB SUBMISSION 12/18/2024)

Lot Dimensions	33.33' x 100'
Lot SF	3,333 SF (approx.)
Stories	5
Walk-Up / Elevator	Elevator
Above Grade Gross SF	12,531 SF (approx.)
Below Grade Gross SF	3,333 SF (approx.)
Total Gross SF	15,864 SF (approx.)

ZONING INFORMATION

Zoning	R7-2, C1-4
Street Width	60'
Street Width Classification	Narrow

	FAR	BSF
Commercial	2.00	6,667 SF (approx.)
Residential	3.44	11,467 SF (approx.)
City of Yes	5.01	16,700 SF (approx.)
Community Facility	6.50	21,667 SF (approx.)

NYC TAX INFORMATION

Assessment (25/26)	\$574,200
Tax Rate (25/26)	10.762%
Annual Property Tax (25/26)	\$61,795
Tax Class	4

REVENUE

Vacant	Projected
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UNIT	STATUS	GROSS SF (APPROX.)	RENTABLE SF (EST.)	PROJECTED BASE RENT SF	PROJECTED MONTHLY RENT	PROJECTED MONTHLY RENT
Lower Level	Proposed	3,333	2,666	\$60	\$159,984	\$13,332
First Floor	Proposed	3,333	2,666	\$60	\$159,984	\$13,332
Second Floor	Proposed	2,667	2,134	\$60	\$128,016	\$10,668
Third Floor	Proposed	2,177	1,742	\$60	\$104,496	\$8,708
Fourth Floor	Proposed	2,177	1,742	\$60	\$104,496	\$8,708
Fifth Floor	Proposed	2,177	1,742	\$60	\$104,496	\$8,708
Total SF		15,864	GROSS MONTHLY COMMERCIAL REVENUE			\$63,456
			GROSS ANNUAL COMMERCIAL REVENUE			\$761,472
** Rentable SF estimated at 80% of the Gross Floor Area			AVERAGE RENT PER SF (GROSS)			\$48

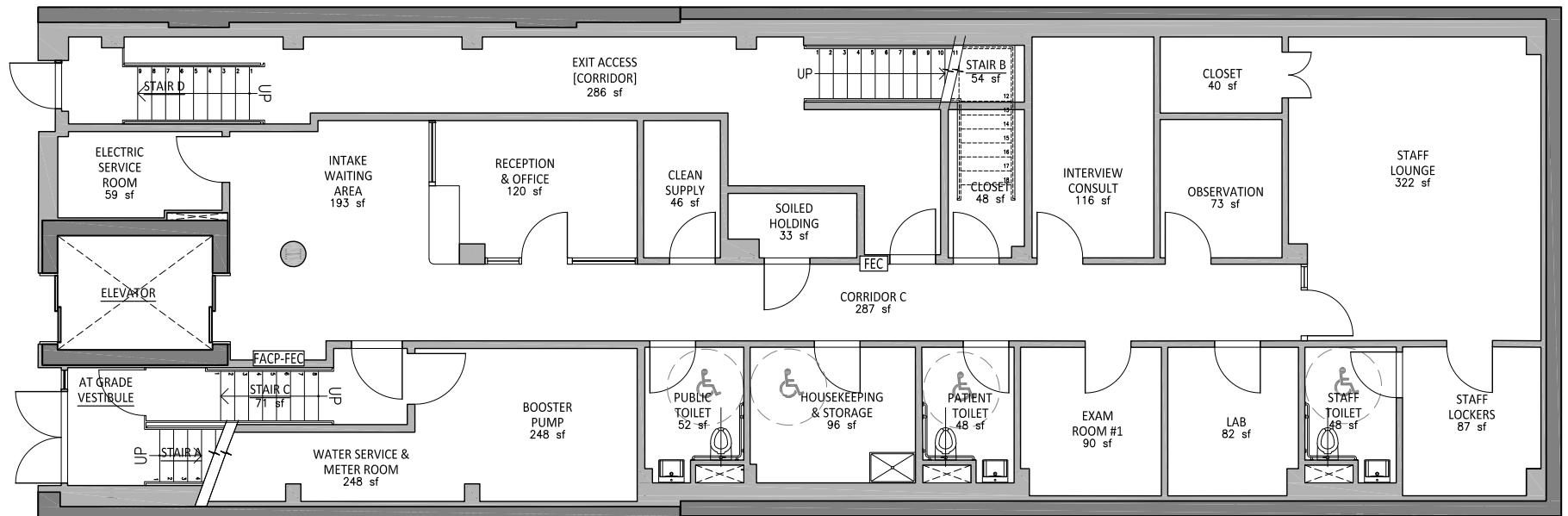
INCOME & EXPENSES

COMMERCIAL REVENUE	GSF	\$ / SF	ANNUAL INCOME
Gross Annual Commercial Income	15,864	\$48.00	\$761,472
Less General Vacancy / Credit Loss (5.0%)		(\$2.40)	(\$38,074)
Effective Gross Annual Commercial Income		\$45.60	\$723,398

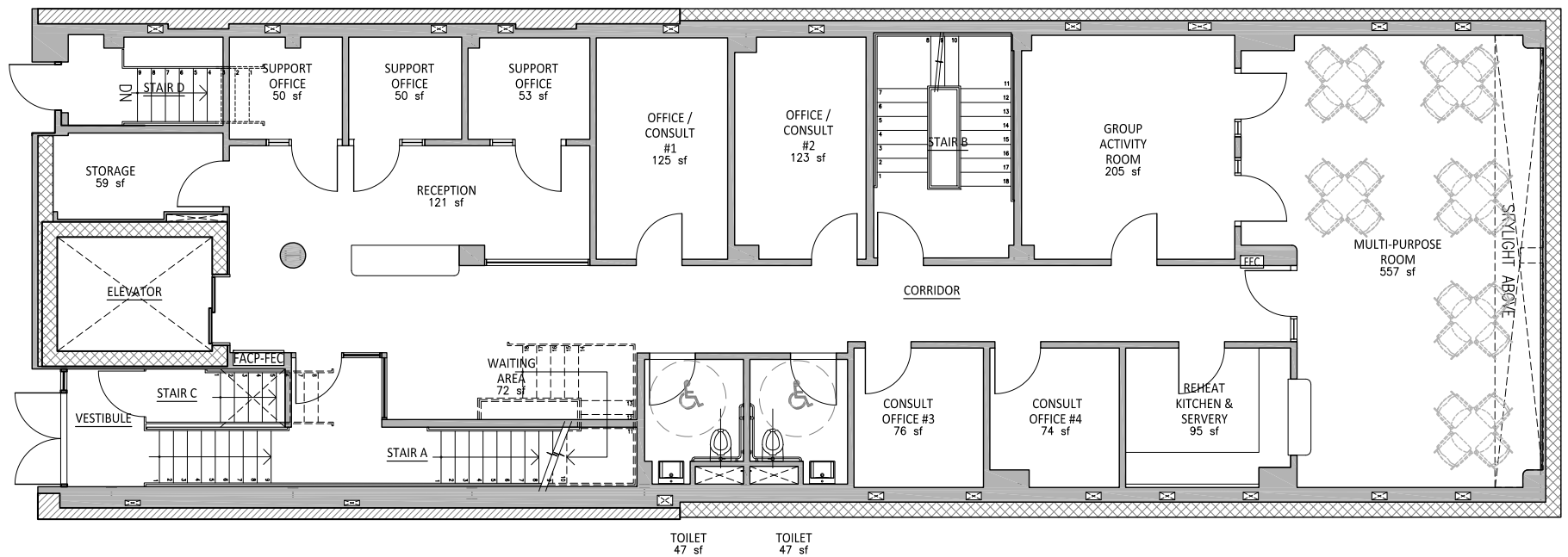
PROJECTED EXPENSES

TYPE	PROJECTION	% OF EGI	\$ / SF	PROJECTED
Property Taxes	25 / 26	8.54%	\$3.90	\$61,795
Insurance	\$2.00 / GSF	4.39%	\$2.00	\$31,728
Utilities	Tenant Pays	-	-	\$-
Repairs & Maintenance	Tenant Pays	-	-	\$-
Management	5% of EGI	5.00%	\$2.28	\$36,170
TOTAL EXPENSES		17.93%	\$8.18	\$129,693
NET OPERATING INCOME				\$593,705

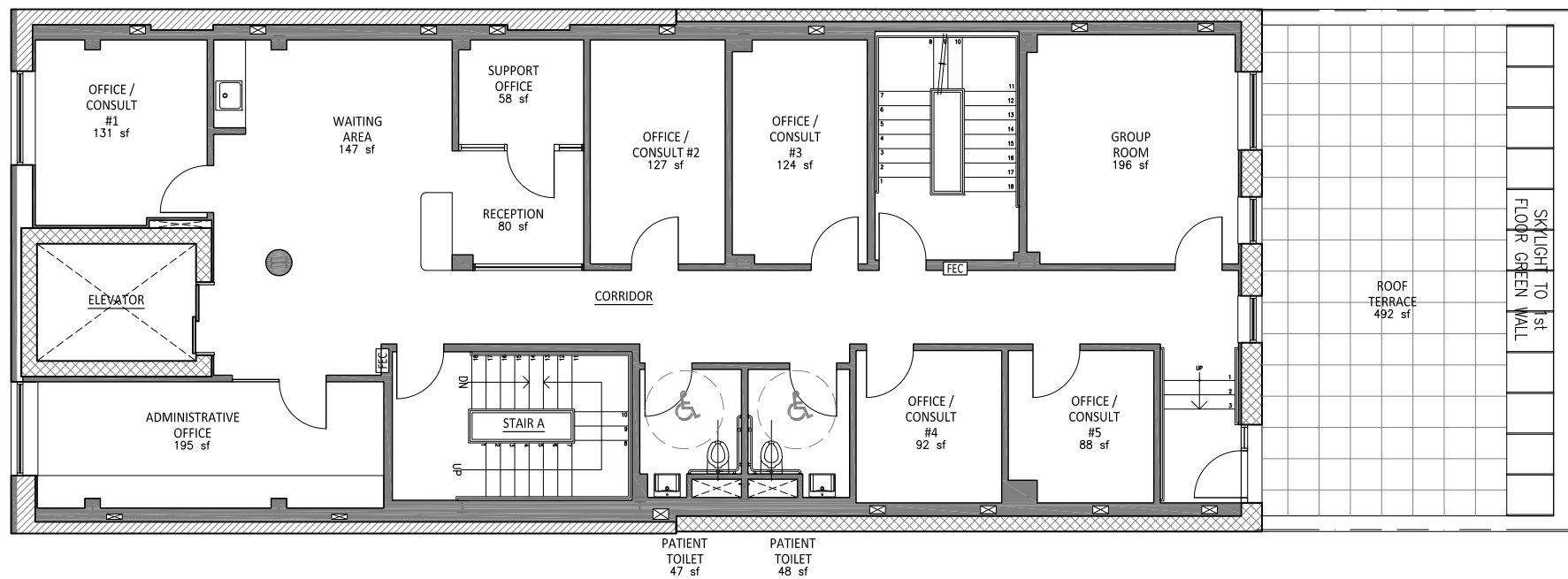
FLOOR PLAN - CELLAR



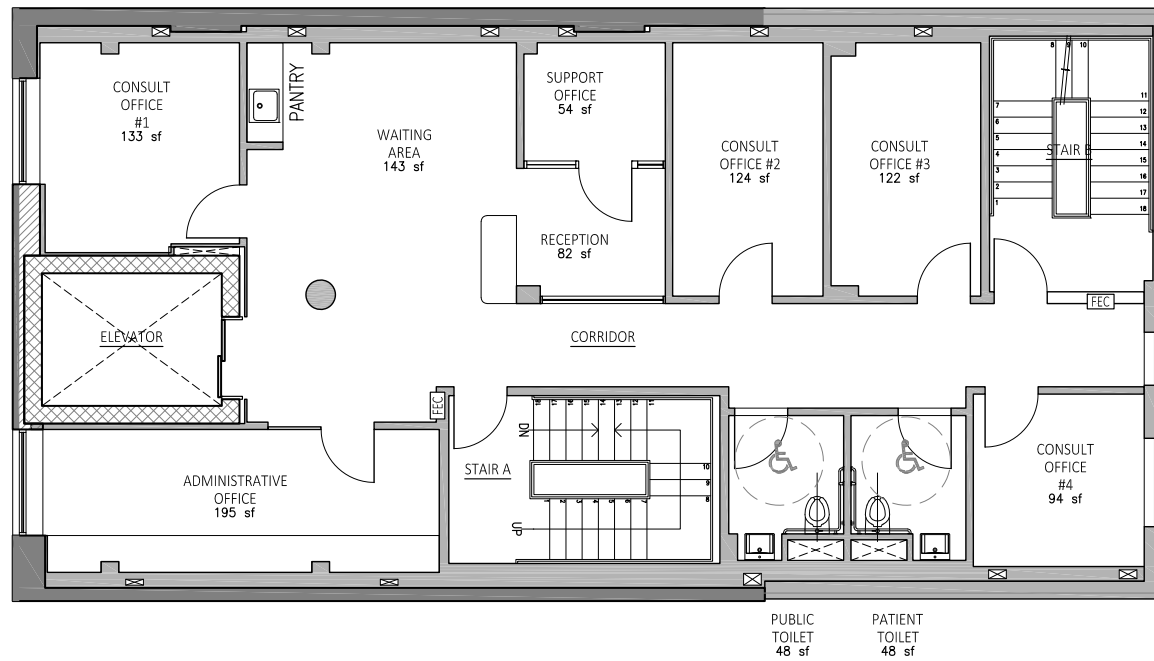
FLOOR PLAN - 1ST FLOOR



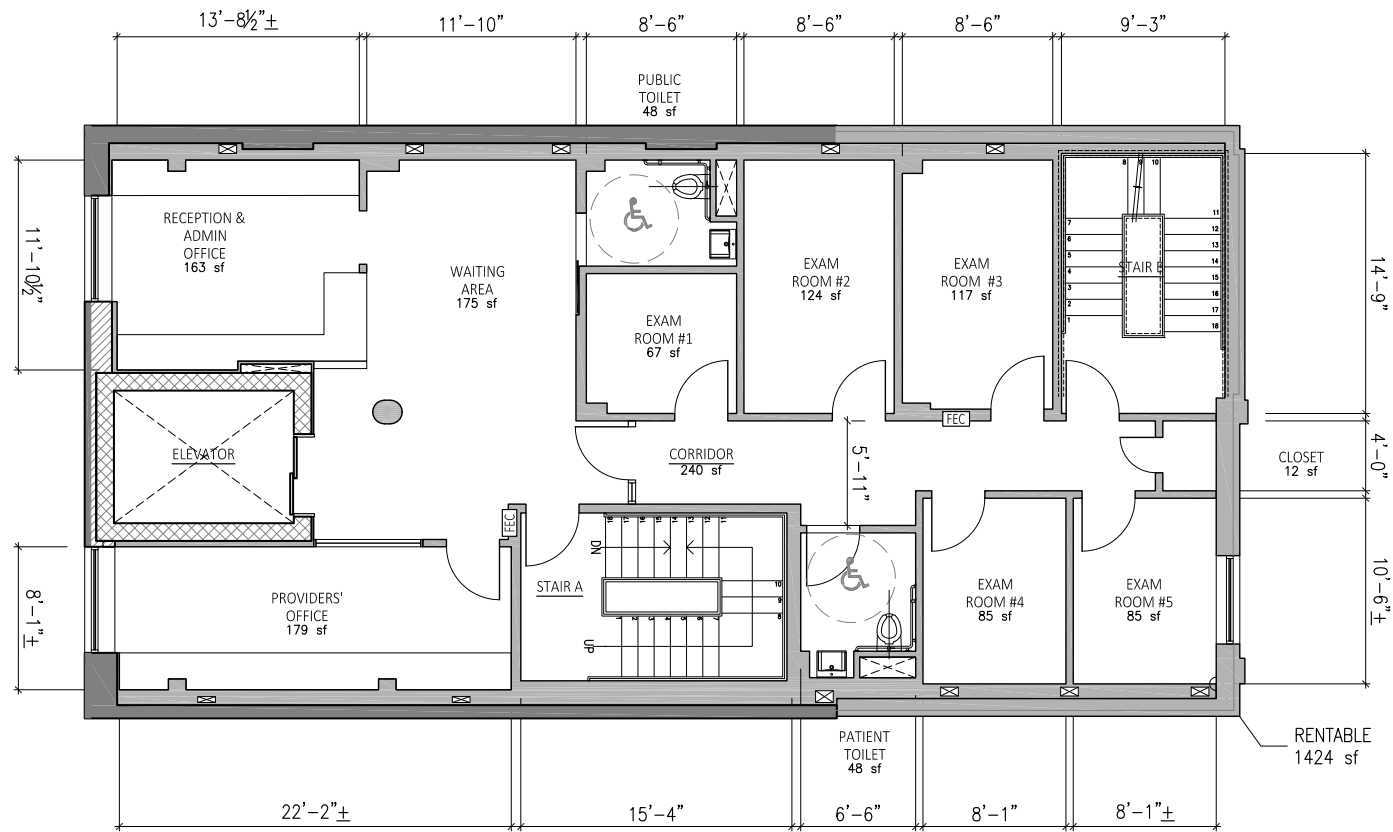
FLOOR PLAN - 2ND FLOOR



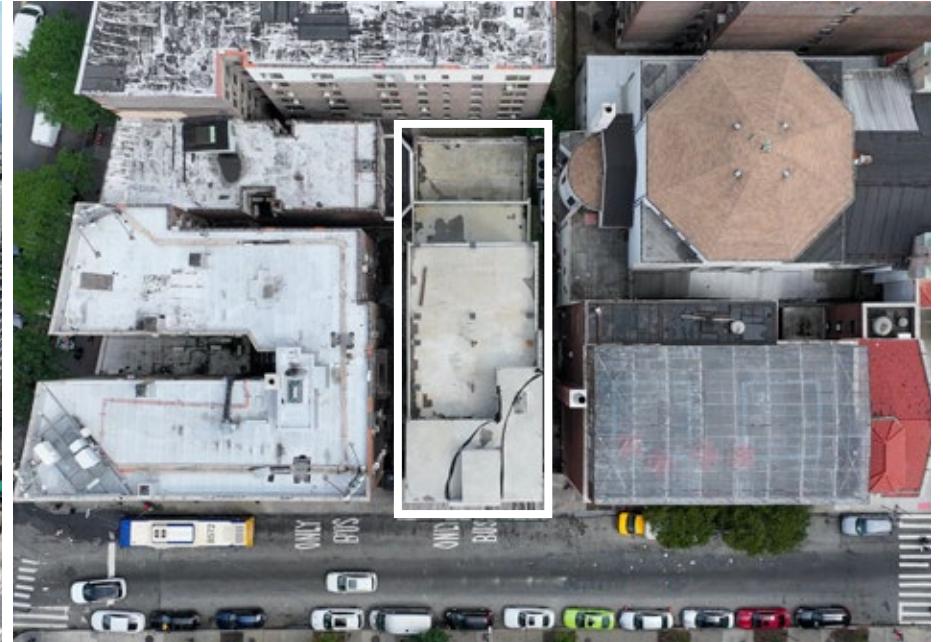
FLOOR PLAN - 3RD, 4TH & 5TH FLOOR



FLOOR PLAN - 3RD, 4TH & 5TH FLOOR FOR MEDICAL PROGRAM



EXTERIOR PHOTOS



INTERIOR PHOTOS



The map displays the Bronx area with concentric circles centered on 659 W 179th St. The circles represent distances of 1 mile, 2 miles, and 3 miles from the center point. Key locations and roads shown include Englewood Cliffs, Leonia, Edgewater, and various highways such as RT-4W, RT-4E, US-1-9, and I-95. The map also shows the Hudson River and the New York City skyline in the background.

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

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