



252 WEST 136TH STREET

Adjina Dekidjiev

LICENSED ASSOCIATE REAL ESTATE BROKER



COLDWELL BANKER | WARBURG

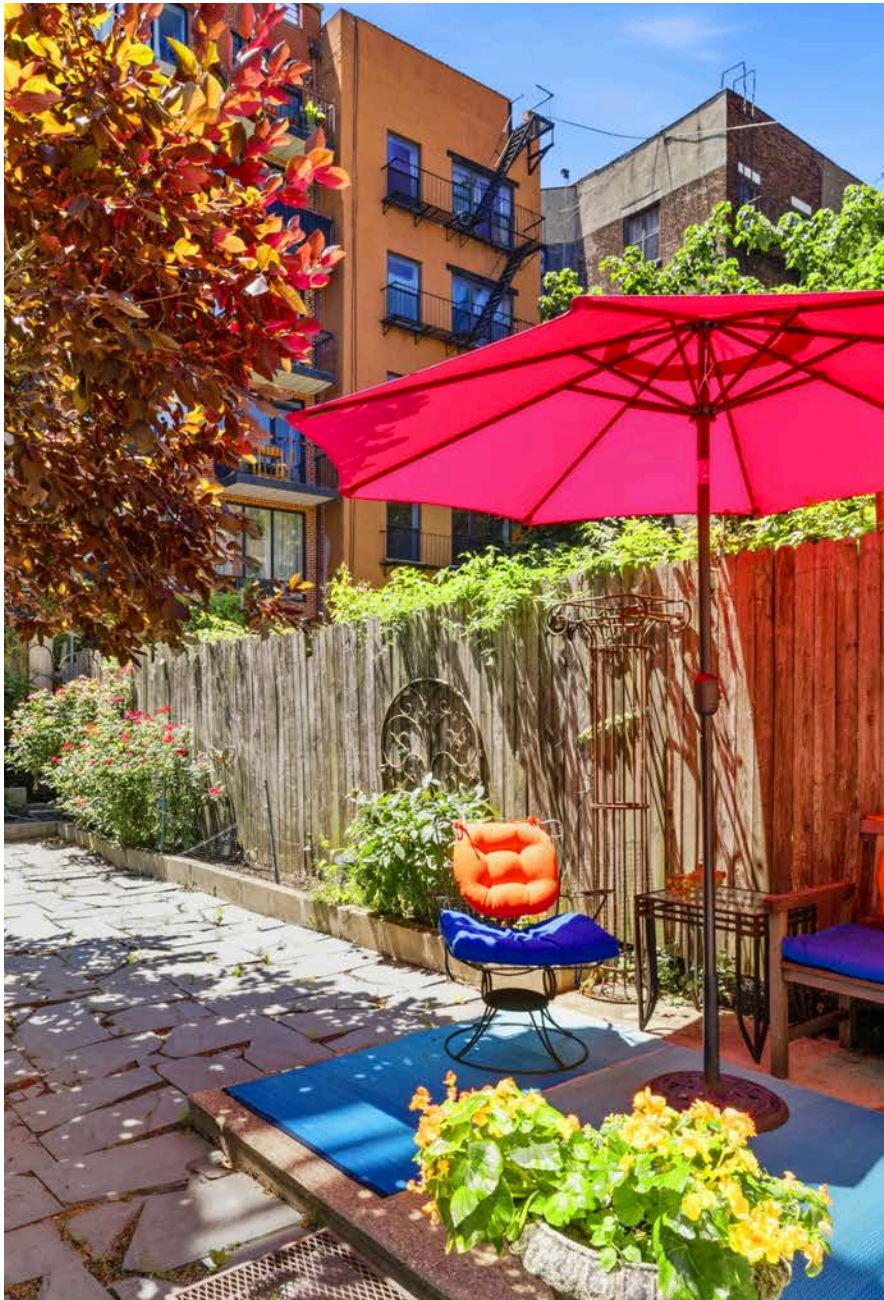
INVESTMENT HIGHLIGHTS



I am pleased to present 252 West 136th Street, a distinguished Harlem townhouse situated on one of the neighborhood's most sought-after, tree-lined blocks.

- Projected 7.5% cap rate
- Tax Class 2A: designation limits annual assessed value increases to 8%, helping stabilize expenses and cash flow.
- Well-maintained, turnkey apartment units provide a low-maintenance investment with immediate cash flow.
- Opportunity to occupy one unit while benefiting from rental income, or operate as a fully income-producing investment property.
- Income-producing asset with in-place tenants, offering stable cash flow and significant upside through below-market residential rents + potential air rights.

252 WEST 136TH STREET



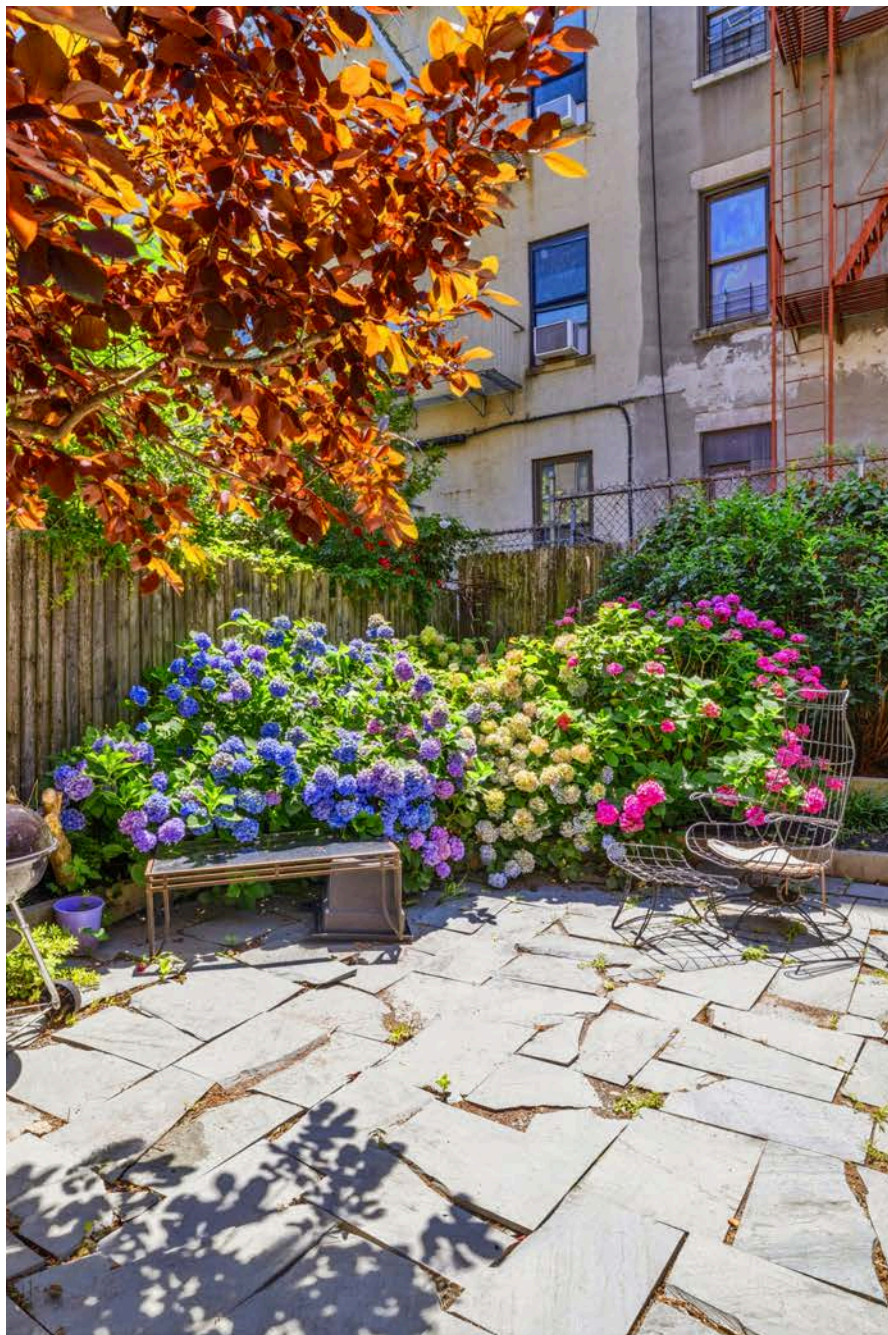
Building Details

Neighborhood	Central Harlem
Block & Lot	1941/55
Lot Size	17'6" x 99'11"
Building Size	17'6" x 50'
Stories	3 + Finished Basement + Garden
Built	1910
Zoning	R7-2
Tax Class	2A
Community District	10

Approximate Square Footage

Above-Grade Living Area	3,515 sq ft
Finished Lower Level (Rec Room)	910 sq ft
Private Garden/Patio	775 sq ft
Gross Floor Area	5,200 sq ft

FINANCIAL OVERVIEW



Offering Details

Listing Price	\$2,320,000
Pro Forma Cap Rate	7.5%

Pro Forma Net Operating Income (NOI)

Description	Amount
Pro Forma Gross Income	\$214,800
Less: Expenses	(\$40,496)
Projected Net Operating Income	\$174,304

Operating Expenses

Category	Annual Amount
Real Estate Taxes	\$24,137
Insurance	\$3,580
Fuel	\$8,306
Electricity	\$1,250*
Water/Sewer	\$1,223
Maintenance	\$2,000
Annual Total	\$40,496

*Apartments are individually metered

RENT ROLL

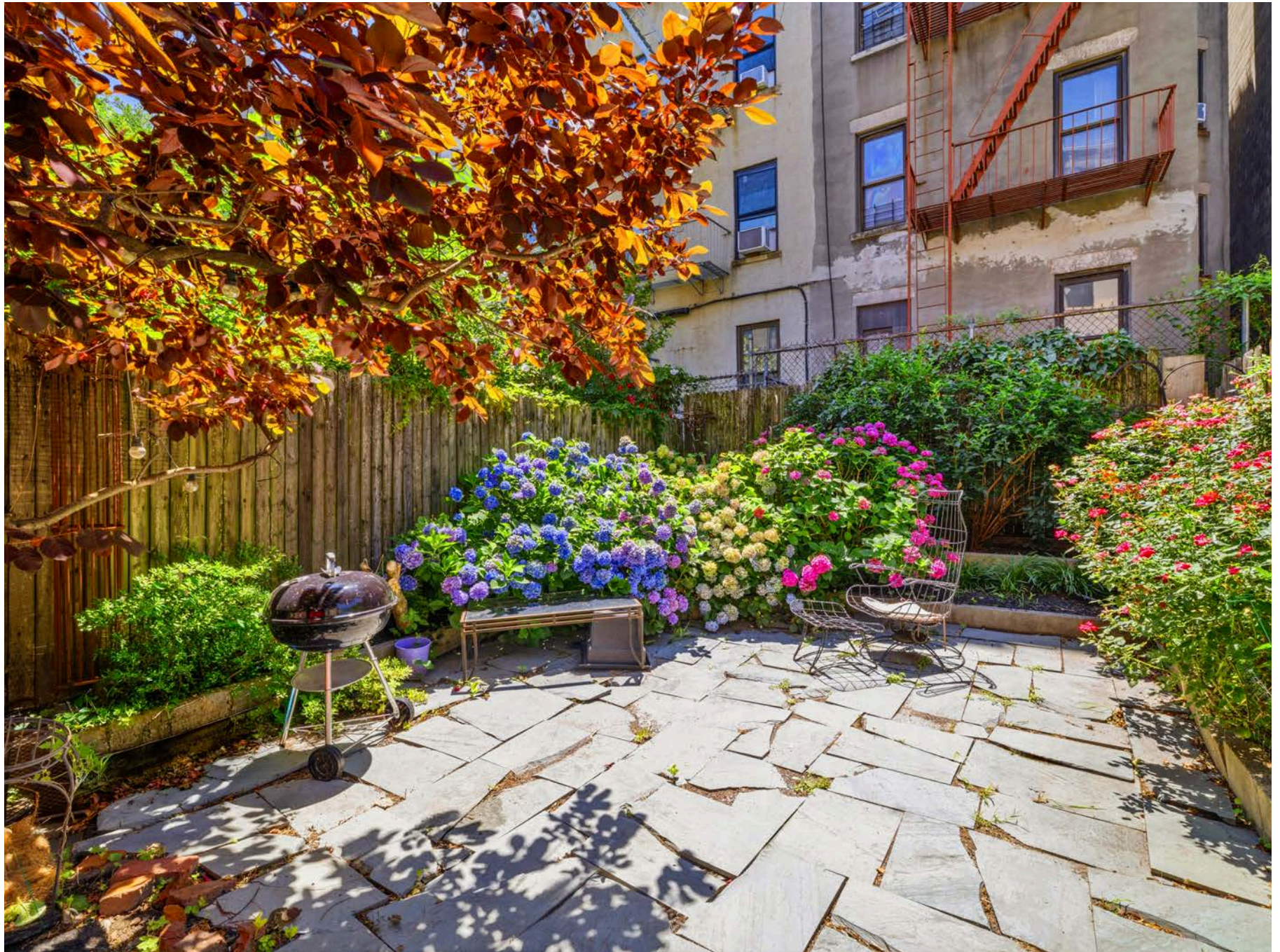
Unit	Bedrooms	Current Rent	Pro Forma Rent	Lease Expiration
Owner Occupied	Flex - 3BR + Bsmt	\$0 (Owner Occ.)	\$7,000	Delivered Vacant
1F	Studio	\$1,950	\$2,500	Month to Month
2F	1 Bedroom, Full Floor	\$3,105	\$3,400	August 31,2027
3	Studio	\$2,075	\$2,500	August 31,2026
3R	Studio	\$2,105	\$2,500	June 30,2027
Total Yearly Rent	—	\$110,820	\$214,800	—

Summary

Total Yearly Rent	\$110,820
Current Net Operating Income	\$70,324
Projected Net Operating Income	\$174,304

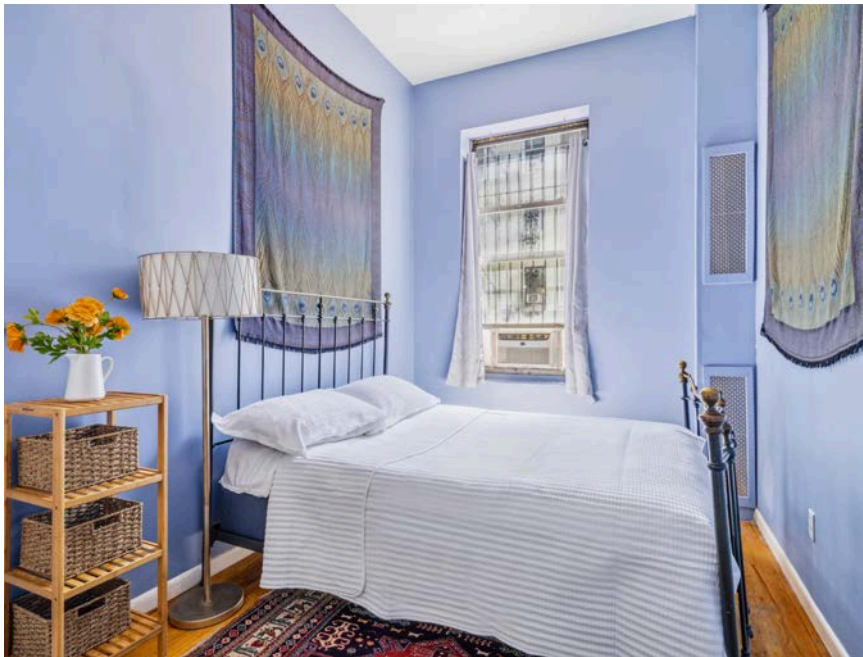
GARDEN

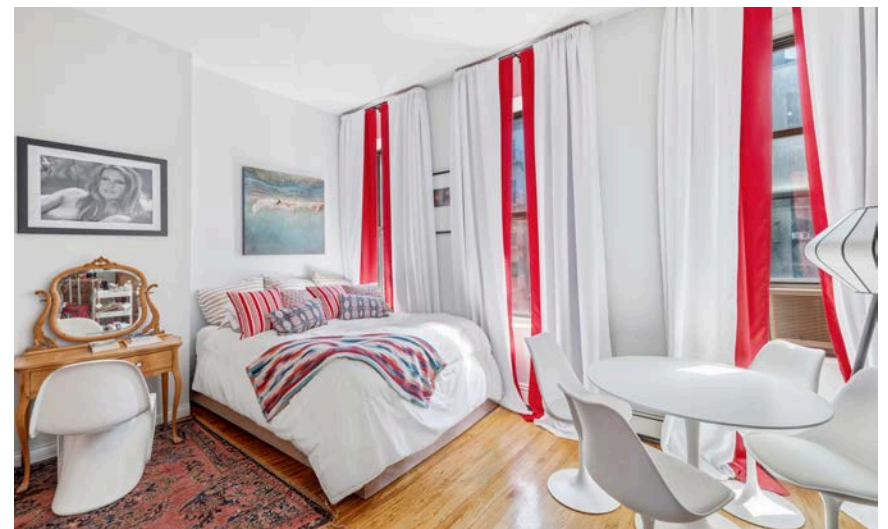
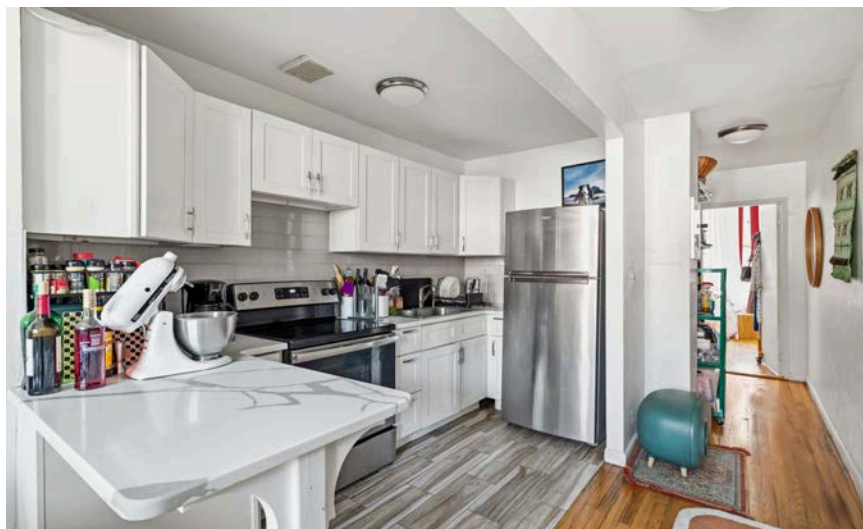


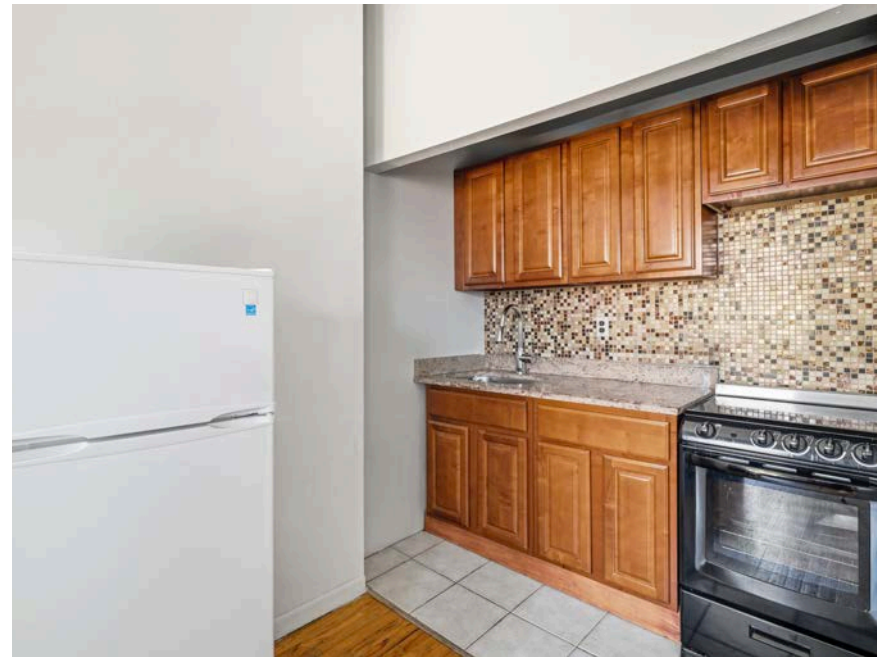


INTERIORS









FINISHED BASEMENT





CURRENT CONFIGURATION



BASEMENT



GARDEN



1ST FLOOR

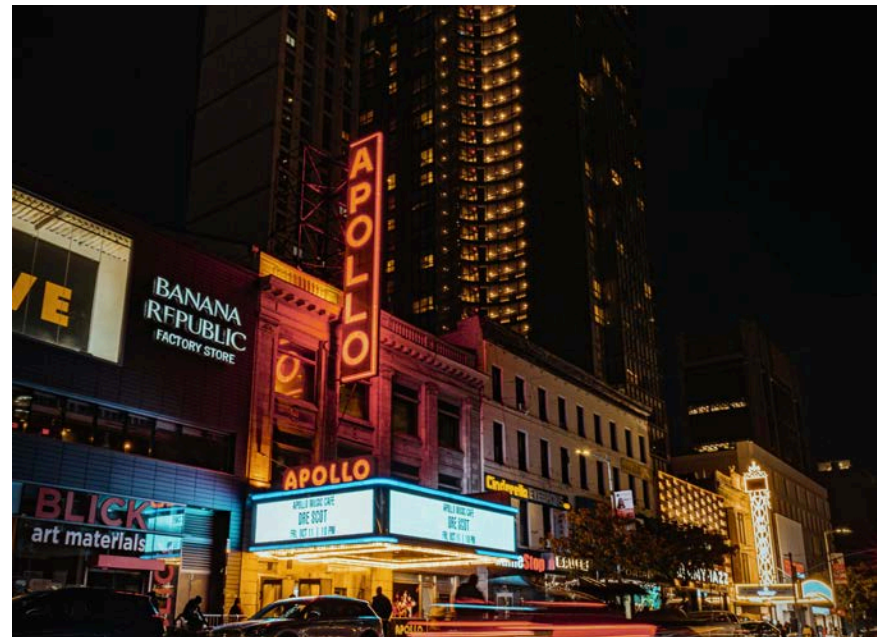


2ND FLOOR



3RD FLOOR

NEIGHBORHOOD



252 WEST 136TH STREET

Nestled on one of Harlem's most picturesque historic blocks, a tree-lined enclave of beautifully preserved rowhouses in the Dorrance Brooks Square Historic District, and just two blocks from iconic Striver's Row in the epicenter of the Harlem Renaissance, this stunning, well-maintained 17.5-foot-wide Queen Anne brick and limestone townhouse, is a beautifully maintained four-family property, offering the perfect blend of architectural grandeur, exceptional income potential, and significant upside for the value-add investor.

Distinguished by its corbeled bay windows, ornate galvanized metal cornice, classic limestone façade, and stately high stoop, this beautifully preserved home is a rare offering that combines exceptional investment potential with historic Harlem grandeur.

The 4 units are currently configured as: an owner's triplex plus a studio, a floor-through one-bedroom on the second floor, and 2 top-floor studios.

The owner's triplex boasts: two private entrances and a large private garden; a beautifully landscaped retreat with hydrangeas, peonies, and a flowering cherry tree, creating a tranquil setting to relax, dine al fresco, or entertain. It features a stylish chef's kitchen with stainless steel appliances, abundant cabinetry, and a breakfast bar. This level also includes a generously sized bedroom, a full-size washer/dryer, and a full bath.

The finished basement offers a multitude of uses: a home office, a home gym, additional storage, or a media room.

The parlor-level one-bedroom features soaring 11.5-foot ceilings; the finished basement provides valuable additional living, recreation, or storage space.

The second floor is home to a renovated floor-through one-bedroom apartment featuring approximately 11.5-foot ceilings, a renovated kitchen, hardwood floors, oversized bay windows, and 4 generous closets.

The top floor offers two bright studio apartments, each with 10-foot ceilings, a full bath, 3 large windows, a kitchen, and a walk-in closet.

All rental units are currently occupied, providing immediate cash flow and investment appeal. Current rents are below market and unrestricted, presenting significant upside for value-add investors as well as those seeking a primary residence with immediate rental income and long-term value.

Conveniently located near St. Nicholas Park, Whole Foods, neighborhood shopping, excellent restaurants, and the B, C, 2, 3, A, and D subway lines. Ample on-street parking with easy access to bridges and highways also affords easy getaways and convenience.

A rare opportunity to own a home in one of Harlem's sought-after residential districts.



**COLDWELL BANKER
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