

FOR SALE

150 West 85th Street, New York, NY 10024

Prominent UWS 40,000 SF School Building Gem

Denham Wolf Real Estate Services, as exclusive agent, is pleased to present a unique acquisition opportunity – an approximately 40,000 square foot school building on a quiet side street on the prestigious Upper West Side.

Fully Modernized Turnkey School with Elevator

The six-story schoolhouse, located in the heart of New York City's Upper West Side, consists of 20 classrooms, gymnasium, library, grand entry staircase and a three-story atrium. The building features striking architectural details, a level entrance from the street and an elevator. The property provides the opportunity for a sale and leaseback or for a new owner to acquire a move-in ready facility at a price significantly below replacement cost.

INVESTMENT HIGHLIGHTS

- 20 Large Classrooms
- Large Gymnasium, Library & Full Kitchen
- Level Access from Street
- Elevator
- Possession By Arrangement
- Completely Renovated in 2016
- 1.5 Blocks from Central Park
- Qualified purchaser may be able to assume 3.25% fixed rate bond of ±\$21,000,000



ASKING PRICE: \$39,800,000

**DENHAM
WOLF**

For additional information and access to the virtual deal room, please contact the exclusive broker:

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PROPERTY DESCRIPTION

150 West 85th Street is an imposing and architecturally attractive property prominently positioned on a mid-block lot located on the south side of West 85th Street between Columbus and Amsterdam Avenues. The improvements comprise a pre-war six-story school plus lower-level that has been comprehensively renovated and featuring a thoughtful blend of high-quality original and modern finishes throughout. The property benefits from a level entrance from the street with an elevator providing vertical access. It also provides specialty spaces attractive to a school user including a large gym with a proscenium stage, library, atrium and full kitchen. The building amounts to a total size of 39,805 GSF.

The property offers the opportunity to implement a previously Board of Standards and Appeals (BSA) approved expansion of the 6th Floor and roof. This would add approximately 3,729 GSF bringing the potential building size to 43,534 GSF.

GYMNASIUM



PROPERTY SNAPSHOT

ADDRESS	150 West 85 th Street, New York, NY 10024
LOCATION	Mid-block between Columbus & Amsterdam
BLOCK / LOT	1215 / 53
LOT DIMENSIONS	75' x 102' (irregular)
LOT AREA SF	6,575 SF
FRONTAGE	75' along West 85 th Street
YEAR BUILT	1927 (2016 renovation)
NUMBER OF FLOORS	6 above grade
CURRENT USE	School Building with Office Space

ESTIMATED FLOOR AREA SUMMARY

FLOOR	SIZE (GROSS SF)	SLAB TO SLAB HEIGHT
6 th	3,743	8'9"
5 th	5,706	9'7"
4 th	5,187	8'1"
3 rd	6,121	8'10"
2 nd Mezz	2,627	7'7"
2 nd	6,015	19'6"
1 st	6,145	9'11"
SUBTOTAL	35,544	-
CELLAR	4,261	10'29"
TOTAL	39,805	-

ZONING SUMMARY

ZONING	R8B
USE	Residential / C. Facility
MAX FAR	4.00
MAX ZFA	26,300 ZSF
EXISTING ZFA	35,457 ZSF
BSA APPROVED ZFA	39,539 ZSF

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