



CENTRAL HARLEM · MANHATTAN

# 115 West 136th Street

*Eight-Unit Free-Market Multifamily — Manhattan, NY 10030*

Newly gut-renovated “smart building” with top-of-the-line appliances, nominal taxes, and a lean operating profile — offered on a tree-lined Harlem townhouse block.

ASKING PRICE

**\$2,600,000**

PRICE / UNIT

**\$325,000**

RESIDENTIAL UNITS

**8**

GROSS SQUARE FOOTAGE

**3,646 SF**

## 01 The Offering

Douglas Elliman has been retained on an exclusive basis to arrange the sale of 115 West 136th Street, an eight-unit, free-market multifamily building in Central Harlem that has been taken down to the studs and fully reconstructed. The unit mix — five studios and three one-bedrooms — is well suited to young professionals, hospital staff, and students with guarantors, and supports the premium per-square-foot rents that free-market product of this size commands on a tree-lined townhouse block.

The location anchors the offering. The building sits one block from Harlem Hospital Center, a 272-bed public teaching hospital affiliated with Columbia University, and around the corner from the Lenox Avenue retail and restaurant corridor. The City College of New York is a short walk away, and Columbia University’s seven-million-square-foot Manhattanville expansion — with its first phase already complete and occupied — continues to reshape demand in the surrounding submarket.



115 WEST 136TH STREET — FRONT ELEVATION

### Turnkey, gut-renovated asset

Eight free-market units delivered fully renovated with stainless-steel appliances, granite countertops, dishwashers, microwaves, wall AC, and generous cabinet and storage space.

### “Smart building” infrastructure

Smart-lock keyless entry, video intercom, and a basement laundry room. Common areas feature exposed brick, a new staircase and doors, and a top-floor skylight.

### Upgraded shell & systems

Building facade, mechanicals, and roof have all been upgraded, limiting near-term capital exposure for incoming ownership.

### Nominal taxes & operating expenses

A low assessed value and lean operating profile keep carrying costs down, with meaningful upside in free-market rent growth.

### Free-market rent flexibility

All eight units are free-market, allowing ownership to capture premium per-square-foot rents and mark units to market on turnover.

### Embedded development optionality

R7-2 zoning yields 5,734 buildable SF with approximately 2,088 SF of unused air rights for a future owner to explore.

## 02 Building Features

LOCATION	North side of West 136th Street, between Lenox Avenue (Malcolm X Blvd) & Adam Clayton Powell Jr. Boulevard	
BLOCK / LOT		1921 / 24
LOT DIMENSIONS		16.67' × 100'
LOT AREA		1,667 SF
STORIES		4 stories + basement (laundry room)
BUILDING DIMENSIONS		16.67' × 63'
GROSS SQUARE FOOTAGE		3,646 SF (incl. rear extension)
NET RESIDENTIAL SF		3,281 SF (assumes 10% loss factor)
RESIDENTIAL UNITS		8 Units — 5 Studios & 3 One-Bedrooms
ZONING		R7-2
TOTAL BUILDABLE SF		5,734 BSF
AVAILABLE AIR RIGHTS		± 2,088 SF
ASSESSMENT (26/27)		\$43,391
REAL ESTATE TAXES (26/27)		\$9,359
CERTIFICATE OF OCCUPANCY		Conforming — 8 residential units
TRANSIT		
<b>2 • 3</b>	West 135th Street & Lenox Avenue	1 BLOCK
<b>B • C</b>	West 135th Street & St. Nicholas Avenue	10-MIN WALK

03 **Exclusive Agents**

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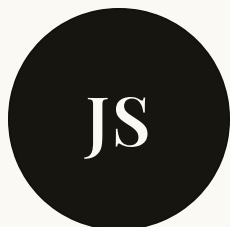
**Isaac Nematnejad**

LICENSED REAL ESTATE SALESPERSON · THE NEMATNEJAD TEAM

A multiple-time Chairman's Circle Pinnacle Award winner with The Nematnejad Team, Isaac specializes in Manhattan luxury sales and investment property. Known for his attention to detail and discretion, he has been featured on Bravo's *Million Dollar Listing New York* and NBC's *Open House NYC*.

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A member of Douglas Elliman with a CPA background and roughly two decades of investment experience, Jon focuses on investment sales, leasing, and market analysis, guiding clients through complex multifamily and commercial transactions.

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