



72-82 Ellwood Street,  
New York, NY 10040

**FOR SALE**

60 Units Bordering Inwood  
& Washington Heights

**Ariel**  
GREA Partner

# 72-82 Ellwood Street, New York, NY 10040

60 Units Bordering Inwood & Washington Heights | **FOR SALE**



- Two (2) contiguous, well-maintained multifamily walk-up buildings
- 60 total residential units: 29 one-bedrooms, 28 two-bedrooms, 3 three-bedrooms
- Long-term J-51 Tax Exemption & Abatement (expiring 2055 & 2057)
- Excellent transit access: steps to 1 & A subway lines; 25 minutes to Midtown
- Prime Inwood–Washington Heights location
- Located nearby Fort Tryon Park

Asking Price: \$5,400,000 | \$125 / SF | \$90,000 / Unit | 6.23 / GRM

Exclusively Represented By  
212.544.9500 | arielpa.nyc

**Victor Sozio x12**  
vsozio@arielpa.com

**Sam Schertz x259**  
sschertz@arielpa.com

**Jake Brody x62**  
jbrody@arielpa.com

For Financing  
Information: **Matthew Swerdlow x56**  
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. September 16, 2025 7:07 pm

# 72-82 Ellwood Street, New York, NY 10040

60 Units Bordering Inwood & Washington Heights | **FOR SALE**



Property Information	Total	72 Ellwood Street	82 Ellwood Street
Block / Lot	-	2172 / 49	2172 / 46
Lot Dimensions	-	62.5' x 100'	62.5' x 100'
Lot Sq. Ft.	12,500	6,250	6,250
Building Dimensions	-	62' x 84'	62' x 84'
Stories	-	6	6
Total Units	60	30	30
Building Sq. Ft.	43,240	21,620	21,620
Zoning	R7-2	R7-2	R7-2
FAR	3.44	3.44	3.44
Buildable Sq. Ft.	43,000	21,500	21,500
Air Rights Sq. Ft.	None	None	None
Tax Class	2	2	2
Assessment (25/26)	\$1,523,374	\$848,700	\$674,674
Taxes before Exemptions	\$190,422	\$106,088	\$84,334
J51 Alteration	(\$337,360)	(\$206,550)	(\$130,810)
Taxes before Abatement	\$148,252	\$80,269	\$67,983
J51 Abatement	(\$29,700)	(\$14,850)	(\$14,850)
Real Estate Taxes (25/26)	\$118,552	\$65,419	\$53,133
J51 Expiration Date	-	8/19/2055	3/6/2057

\*All square footage/buildable area calculations are approximate

Asking Price: \$5,400,000 | \$125 / SF | \$90,000 / Unit | 6.23 / GRM

Exclusively Represented By  
212.544.9500 | arielpa.nyc

**Victor Sozio x12**  
vsozio@arielpa.com

**Sam Schertz x259**  
sschertz@arielpa.com

**Jake Brody x62**  
jbrody@arielpa.com

For Financing Information: **Matthew Swerdlow x56**  
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. September 16, 2025 7:07 pm

# 72-82 Ellwood Street, New York, NY 10040

60 Units Bordering Inwood & Washington Heights | **FOR SALE**



## Financial Summary

Potential Gross Monthly Residential Income:	\$71,761	
Potential Gross Monthly Other Income:	\$431	
Potential Gross Annual Income	\$866,306	
Less Vacancy Rate Reserve (3.00%):	(\$25,989)	
Gross Operating Income:	\$840,316	
Less Expenses:	(\$496,607)	57% of SGI
Net Operating Income	\$343,710	

## Scheduled Income

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
1 BR	29	\$1,219	\$35,364	\$424,365
2 BR	28	\$1,179	\$33,009	\$396,105
3 BR	3	\$1,129	\$3,388	\$40,658
Other Income			\$431	\$5,178
<b>Total Income:</b>			<b>\$72,192</b>	<b>\$866,306</b>

## Expenses (Actual\*/Estimated)

Real Estate Taxes (25/26)	\$118,552	Repairs & Maintenance	\$60,000
Water & Sewer	\$66,000	Payroll	\$38,501
Insurance	\$90,000	Legal/Miscellaneous	\$12,995
Fuel*	\$64,782	Management	\$34,652
Electric*	\$11,126		
<b>Gross Operating Expenses:</b>	<b>\$496,607</b>		

## Unit Breakdown

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
RS	59	\$1,216	\$71,761	\$861,128
Super	1	\$0	\$0	\$0
Other Income			\$431	\$5,178
<b>Total Income:</b>			<b>\$72,192</b>	<b>\$866,306</b>

[FOR FULL RENT ROLL CLICK HERE](#)

Asking Price: \$5,400,000 | \$125 / SF | \$90,000 / Unit | 6.23 / GRM

Exclusively Represented By  
212.544.9500 | arielpa.nyc

**Victor Sozio x12**  
vsozio@arielpa.com

**Sam Schertz x259**  
sschertz@arielpa.com

**Jake Brody x62**  
jbrody@arielpa.com

For Financing  
Information: **Matthew Swerdlow x56**  
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. September 16, 2025 7:07 pm

# 72-82 Ellwood Street, New York, NY 10040

60 Units Bordering Inwood & Washington Heights | **FOR SALE**



72 Ellwood Street

82 Ellwood Street



Asking Price: \$5,400,000 | \$125 / SF | \$90,000 / Unit | 6.23 / GRM

Exclusively Represented By  
212.544.9500 | arielpa.nyc

**Victor Sozio x12**  
vsocio@arielpa.com

**Sam Schertz x259**  
sschertz@arielpa.com

**Jake Brody x62**  
jbrody@arielpa.com

For Financing  
Information: **Matthew Swerdlow x56**  
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. September 16, 2025 7:07 pm

# 72-82 Ellwood Street, New York, NY 10040

60 Units Bordering Inwood & Washington Heights | **FOR SALE**



Washington Heights is a neighborhood in Upper Manhattan known for its vibrant Dominican culture and close-knit community. It features historic sites like the Cloisters, scenic parks such as Fort Tryon, and offers beautiful views of the Hudson River.

## Transportation Score

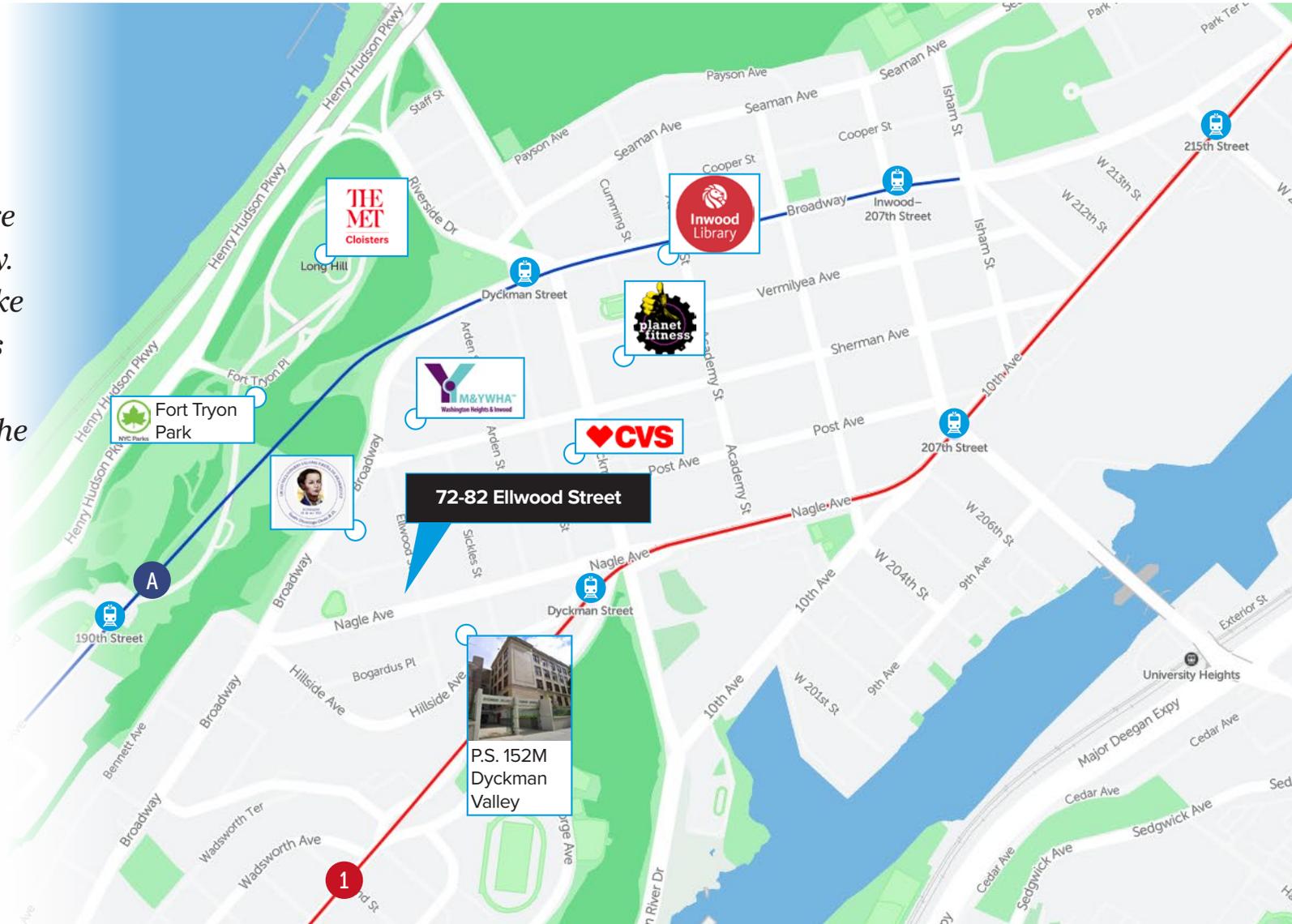


95  
Public Transportation



100  
Walker's Paradise

[Visit Walk Score Website](#) →



Exclusively Represented By  
212.544.9500 | arielpa.nyc

**Victor Sozio x12**  
vsozio@arielpa.com

**Sam Schertz x259**  
sschertz@arielpa.com

**Jake Brody x62**  
jbrody@arielpa.com

For Financing  
Information:

**Matthew Swerdlow x56**  
mswerdlow@arielpa.com