

FOR SALE

# 158-160 West 168th Street, Bronx, NY 10452

Corner 67 Unit Mixed-Use Walk-Up Building in Highbridge, Bronx

**Ariela**  
GREA Partner





# 158-160 West 168<sup>th</sup> Street, Bronx, NY 10452

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- Located on the south side of W 168th Street between University Avenue & Ogden Avenue
- Unit breakdown is comprised of twenty (20) 1-bedroom apartments, thirty-nine (39) 2-bedroom apartments, five (5) 3-bedroom apartments, one super's unit and two (2) commercial units
- Benefits from a J-51 tax alteration on each of the buildings that are set to expire in 2029
- Additional income realized through antenna lease
- Transportation options nearby include the Major Deegan Expy, Jerome Avenue, Bx18A, and the 4 train at 167th Street
- Within a mile of the recently renovated Highbridge Park, Bronx Lebanon Hospital, Yankee Stadium, as well as the West Bronx Recreation Center
- Within a short walk to prime East 167th Street retail corridor, The Highbridge Green School, & PS 126



Asking Price: \$5,750,000 | \$91 / SF | \$85,821 / Unit | 9.23% / Current Tax Cap Rate | 4.91 / GRM | 7.58% / Full Tax Cap Rate

Exclusively Represented By  
212.544.9500 | arielpa.nyc

**Daniel Mahfar x99**  
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**Erik Moloney x24**  
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For Financing  
Information:

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



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## Property Information

Block / Lot	2528 / 19
Lot Dimensions	193.62' x 87.28'
Lot Sq. Ft.	13,602
Building Dimensions	185.68' x 50.25' (Irregular building shape, 2 buildings on one lot)
Stories	6
Residential Units	65
Commercial Units	2
Antenna Unit	1
Total Units	67
Building Sq. Ft.	63,185
Zoning	R7-1
FAR	3.44
Buildable Sq. Ft.	46,791
Air Rights Sq. Ft.	None
Tax Class	2
Assessment (25/26)	\$1,363,050
Taxes Before Exemption	\$170,381
J51 Exemption (34 Yr Old Version)	<b>(\$760,211)</b>
Real Estate Taxes (25/26)	\$75,355

\*All square footage/buildable area calculations are approximate

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Interior Photos



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Strategically positioned just a block from the 4, B, and D subway lines and mere steps from the Grand Concourse, 158-160 W 168th St in the Bronx offers unparalleled accessibility. This highly visible location is also notably close to Yankee Stadium

## Transportation Score

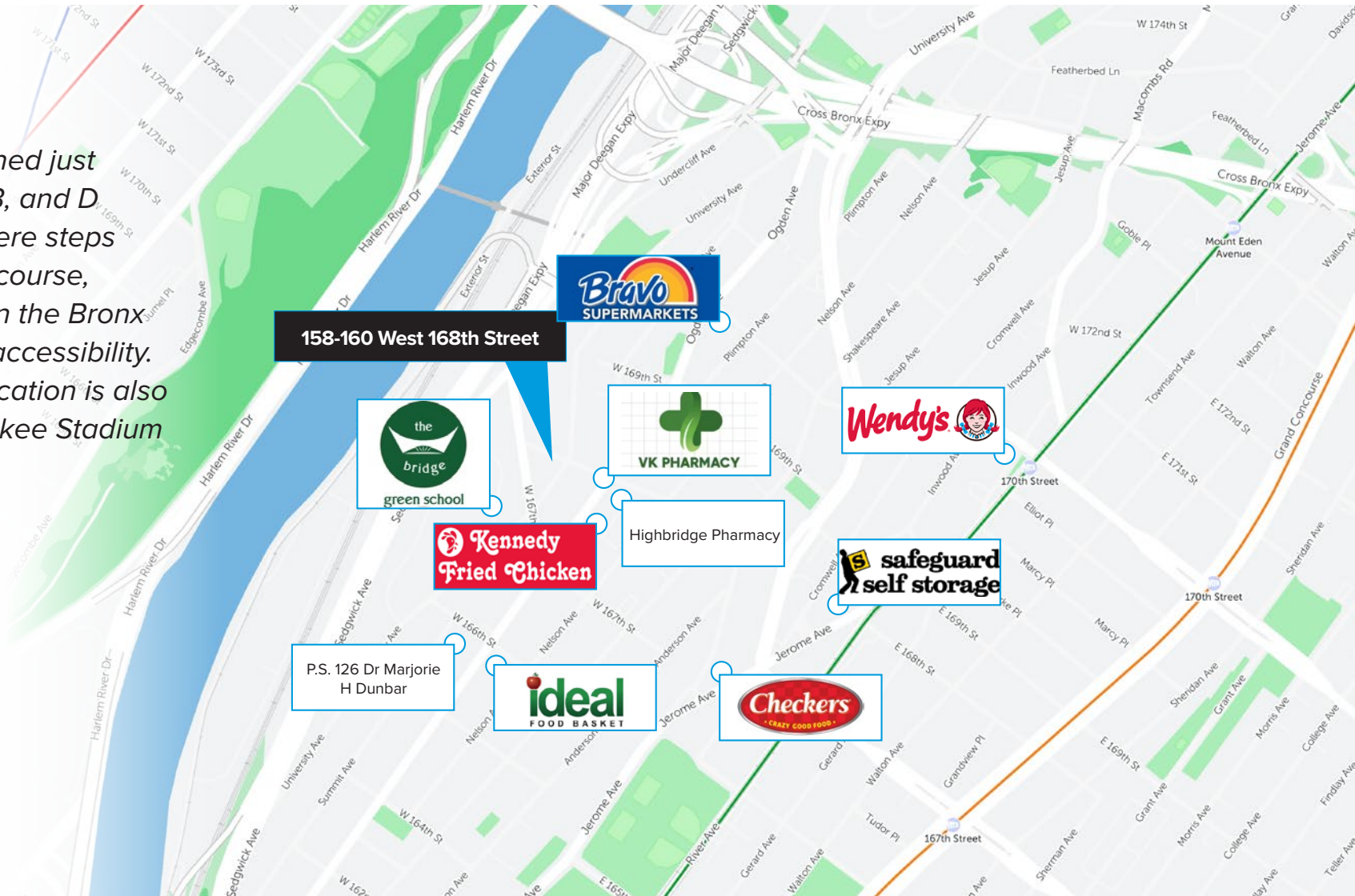


89  
Public Transportation



90  
Walker's Paradise

[Visit Walk Score Website](#) →



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