



THE FRIED TEAM

FOR SALE

# 160 East 105th Street

📍 160 East 105th Street, New York, NY 10029



OFFERED AT:  
**\$2.5 MILLION**

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# Property Description

Presenting a distinguished opportunity in the heart of East Harlem, 160 East 105th Street is a refined four-story, four-unit residence offering both charm and tremendous potential. Situated on an expansive 20 ft by 100.92 ft lot, this timeless property spans 2,018 square feet of livable space, with each of its generously sized units averaging 505 square feet. The property is poised to benefit from the ongoing evolution of the East Harlem neighborhood, making it a perfect acquisition for those seeking both luxury and investment potential.

Originally constructed in 1910, this building embodies the classic beauty and craftsmanship of early 20th-century New York architecture. Its prime R7B zoning offers versatile possibilities for both renovation and development, while retaining the opportunity to preserve its historical character. With the perfect blend of vintage appeal and modern upgrades, 160 East 105th Street invites a visionary investor or developer to transform it into an exceptional, high-end residential asset.

The property's strategic location along the vibrant East 105th Street places it at the nexus of culture, convenience, and urban sophistication. Surrounded by upscale dining, boutique shops, and renowned cultural landmarks, residents will enjoy effortless access to the very best of New York City. Additional advantages include proximity to public transportation, schools, and lush green spaces, enhancing the appeal for potential buyers or tenants who seek both style and convenience.

160 East 105th Street offers an extraordinary canvas for those seeking to create a luxury living experience in one of Manhattan's most exciting and rapidly evolving neighborhoods. Whether redeveloped into bespoke residences or maintained as an income-generating property, this premier address promises a future of success and sophistication.

## Property Overview

Address	160 East 105th Street
Location	A lot along the street of East 105th Street
Block/Lot	Block 01632   Lot 0047
Submarket	East Harlem
Zoning	R7B   FAR 3.9
Units	4
Stories	4
Year Built	1910
Year Renovated	N/A
Lot Dimensions	20 ft x 100.92 ft
Average Unit SF	505
Total Package SF	2,018
Additional Buildable SF	2,760



# Information Sheet & Rent Roll

106 EAST 105TH INCOME				
Item	Status	Current	Pro-Forma	Expiration
Unit 1	FM 4B/3B	\$ 5,800	\$6,500	
Unit 2	FM 3B/1.5B	\$ 3,224	\$4,350	
Unit 3	FM 3B/1.5B	\$ 3,825	\$4,350	
Unit 4	FM 3B/1.5B	\$ 3,818	\$4,350	
<b>Monthly</b>	<b>\$ -</b>	<b>\$ 16,667</b>	<b>\$ 19,550</b>	
<b>Annual</b>	<b>\$ -</b>	<b>\$ 200,004</b>	<b>\$ 234,600</b>	
ANNUAL EXPENSES				
Item	Amount	Amount		
Insurance	\$ 7,263	\$ 7,263		
Management				
Real Estate Taxes	\$ 13,448	\$ 13,448		
R&M	\$ 5,000	\$ 5,000		
Electric				
Water/Sewer	\$ 6,146	\$ 6,146		
Annual	\$ 31,857	\$ 31,857		
<b>PROJECTED NOI</b>	<b>\$ 168,147</b>	<b>\$ 202,743</b>		
Sales Price	\$2,500,000	\$2,500,000		
<b>Cap Rate</b>	<b>6.73%</b>	<b>8.11%</b>		

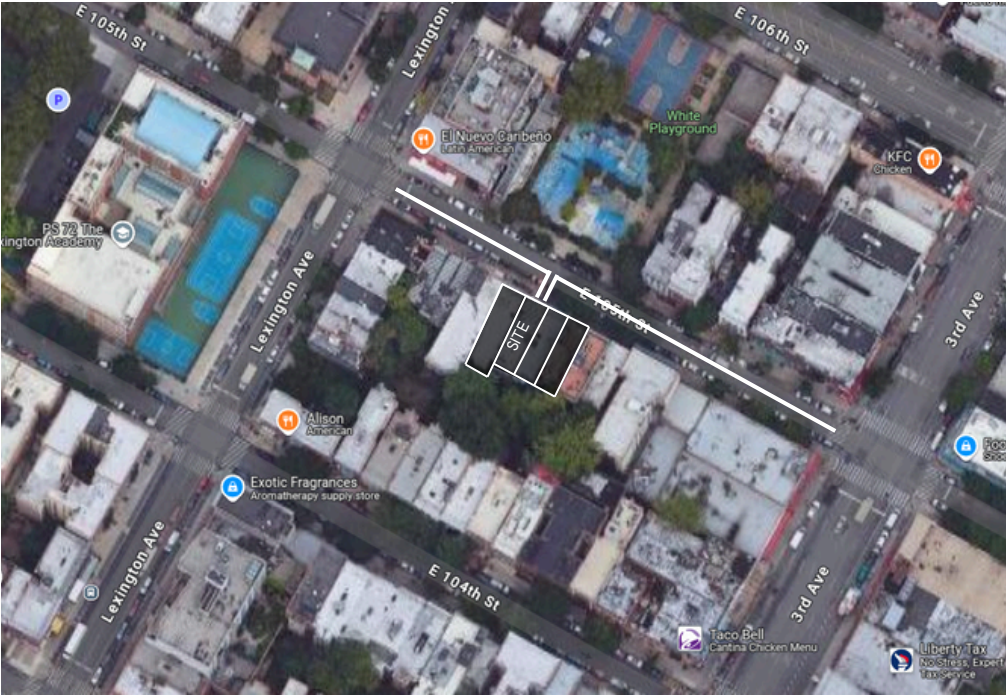
# Location & Site Overview



# Location & Site Overview



Along the Street of East 105th Street



Aerial plan and zoning summary

# Overview Photos



# Overview Photos





# Highlights and Tax Map

## Prime Location

160 East 105th Street is located along the street of East 105th Street in the East Harlem neighborhood of Manhattan, NY.

## Neighborhood Features:

East Harlem, also known as El Barrio, is one of New York City's most dynamic and historically rich neighborhoods. This culturally diverse area blends tradition with modern growth, making it a prime location for both residents and investors. East Harlem's diverse and well-integrated transit options make it a highly accessible neighborhood, providing residents with easy connections to the rest of New York City and beyond.

## Property Size & Features:

Four-family house | 20 ft x 100.92 ft

## Zoning and Use Potential

"R7B" zoning allows for a blend of moderate-density residential development while maintaining the neighborhood's residential character. Properties in this district have the flexibility to incorporate both residential and limited commercial uses, with additional benefits like inclusionary housing incentives and access to prime urban amenities. This makes it an ideal zoning for growth and investment in neighborhoods like East Harlem.

## Nearby Landmarks & Amenities

El Museo del Barrio: A celebrated museum dedicated to Latino culture, art, and history, El Museo del Barrio is just a short walk away.

Central Park: Just a few blocks west of East Harlem, Central Park is one of the world's most famous parks.

116th Street (2, 4, 5 Trains): Less than 10 minutes away, providing quick access to the rest of Manhattan and the Bronx.

103rd Street (6 Train): Also within a short distance, offering a direct route to downtown Manhattan and other parts of the city

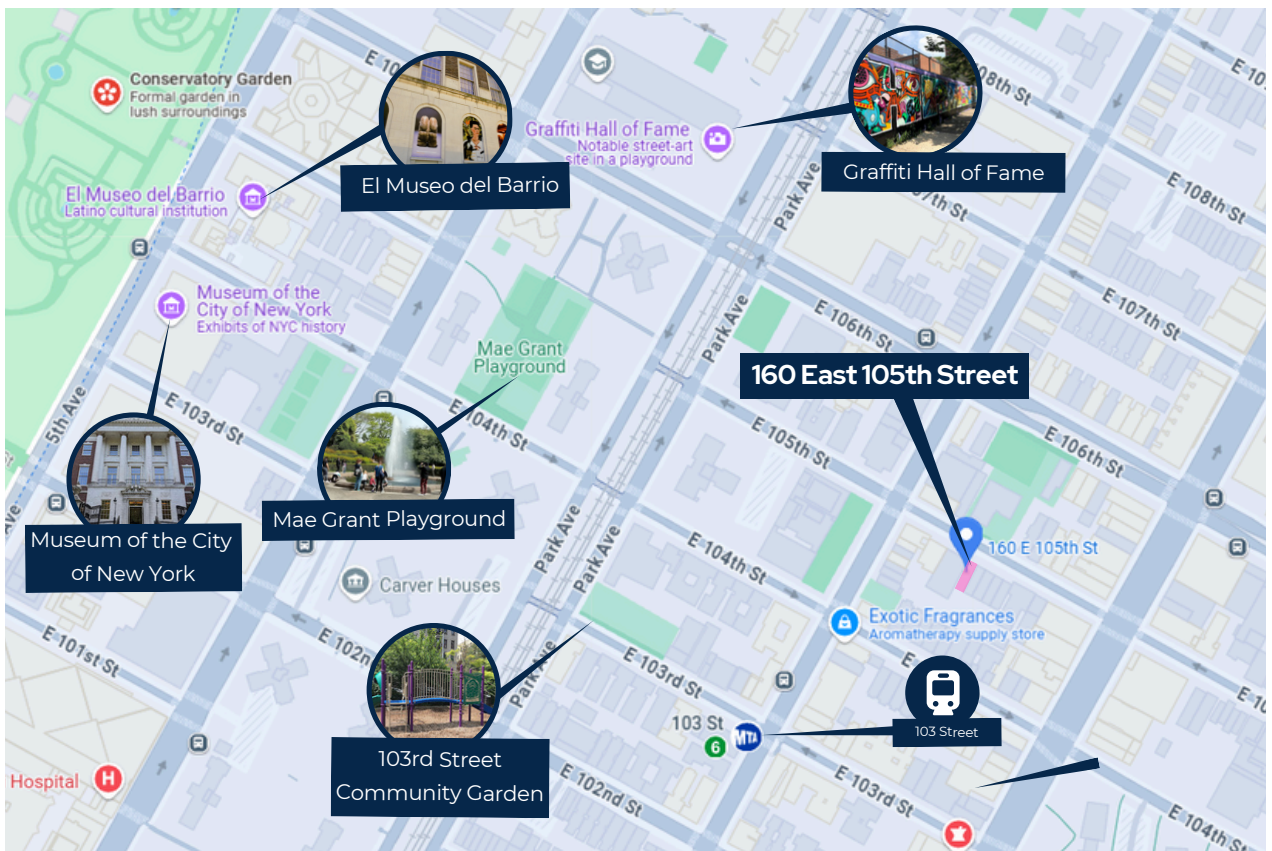


# Location & Transit

160 East 105th Street is located in East Harlem, New York City. This area is known for its vibrant community and cultural diversity.

In terms of transit options, the nearest subway station is the 103rd Street station on the 6 train, which provides access to other parts of Manhattan. Additionally, multiple bus lines run in the area, including the M1, M3, M7, and M15, making it easy to connect to different parts of the city.

The location is well-served by public transportation, enhancing convenience for commuting. East Harlem also has bike lanes and bike-sharing programs, promoting cycling as a viable transportation option. Furthermore, the area is relatively walkable, with essential amenities and services located nearby.



# Neighborhood Overview

## Discovering East Harlem

East Harlem, also known as Spanish Harlem or El Barrio, is a vibrant and culturally rich neighborhood in Upper Manhattan. This diverse community is renowned for its Latino heritage, particularly its Puerto Rican influence, which is evident in the colorful murals, lively street scenes, and authentic cuisine found throughout the area. Visitors and residents alike can explore the neighborhood's many attractions, including the iconic Museum of the City of New York, the beautiful Thomas Jefferson Park, and the bustling La Marqueta marketplace. East Harlem's streets are lined with family-owned businesses, trendy cafes, and art galleries, showcasing the perfect blend of tradition and modernity. Despite facing challenges such as gentrification, the neighborhood maintains a strong sense of community and continues to celebrate its rich cultural tapestry through festivals, music, and art events that bring people together from all walks of life.



In addition to its vibrant culture, East Harlem is also a hub for community activism and social change. Local organizations work tirelessly to address issues such as housing, education, and health care, striving to uplift the voices of residents and ensure equitable opportunities for all. The neighborhood is home to several grassroots movements and initiatives aimed at preserving its unique identity while navigating the complexities of urban development. Events such as the East Harlem Cultural Festival serve as a platform for artists and community leaders to showcase their talents and advocate for social justice. This spirit of resilience and solidarity is palpable in the air, as neighbors come together to support one another and celebrate their shared heritage. Whether through community gardens, youth programs, or art installations, East Harlem continues to evolve while staying rooted in its rich history and values.

# Meet the Team



**Judah Fried**

Founder and Principal Partner



**James Maaba**

CEO and Principal Partner



**Rachael Casasanta**

Listing Agent



**Kevin Xiao**

Listing Agent



**Mayra Velez**

Listing Agent



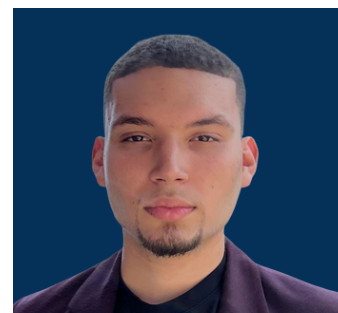
**Christine Taculod**

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**Jake Muss**

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Precisely  
You 