

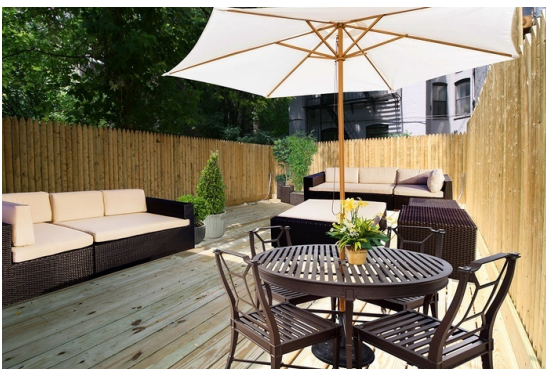
COMPASS



# 135 W 136th Street

CENTRAL HARLEM





## THREE - FAMILY TOWNHOUSE IN CENTRAL HARLEM, MANHATTAN

This three-family townhouse in Central Harlem offers an excellent investment opportunity or the potential for conversion into a single-family home. Currently fully leased and 100% free-market.

It features 3,552 sq. ft. of interior space, including a finished 888 sq. ft. basement with a bathroom. The triplex includes three bedrooms, two bathrooms, and an open kitchen, with high ceilings and central AC in each unit. The basement can serve as an art studio, office, or recreation room.

Located on a beautiful tree-lined street, the property is near the 2/3, A/B/C trains, and several bus routes, providing easy access to Midtown. Positioned in a rapidly appreciating market, it offers great future value potential.

Unit	Status	Bed	Bath	Monthly	Annual	Lease Term	Lease Ends
Duplex	FM	3	2	4,500	54,000	18 Months	05.31.2026
Triplex	FM	3	3	6,000	72,000	Projected	
3F	FM	1	1	2,550	30,600	12 Months	05.01.2026
4F	FM	1	1	2,450	29,400	12 Months	09.14.2026
<b>Total</b>		<b>5</b>	<b>5</b>	<b>9,500</b>	<b>114,000</b>		
<b>Total (Including Triplex)</b>				<b>11,000</b>	<b>132,000</b>		

Expenses		Monthly	Annual
Real Estate Taxes	Actual		5,941
Insurance	Actual		5,157
Gas	Tenants pay		
Water & Sewer			2,500
Common Electric	Actual	35	420
Super	Actual	300	3,600
<b>Total</b>			<b>17,618</b>

### Financial Summary

Net Operating Income	96,382
Projected Net Operating Income	114,382

Asking Price: **\$2,000,000**

5 Beds | 5 Baths | 3,552

CAP Rate: **4.8%** (Actual) | **5.7%** (Projected)

**Address:** 135 West 136th Street  
**Location:** West 136th St. Between Adamclayton Powell JR. Boulevard  
**Block / Lot:** 1921 /117  
**Lot Dimensions:** 15.6' X 99.11'  
**Lot Area:** 1,546 SF  
**Building Dimension:** 15.6' X 53'  
**Residential Units:** 3 units  
**Zoning:** R7-2

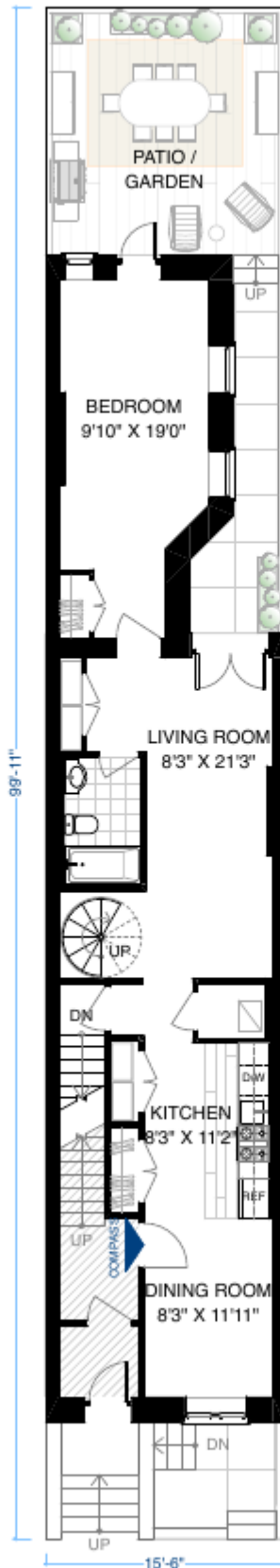
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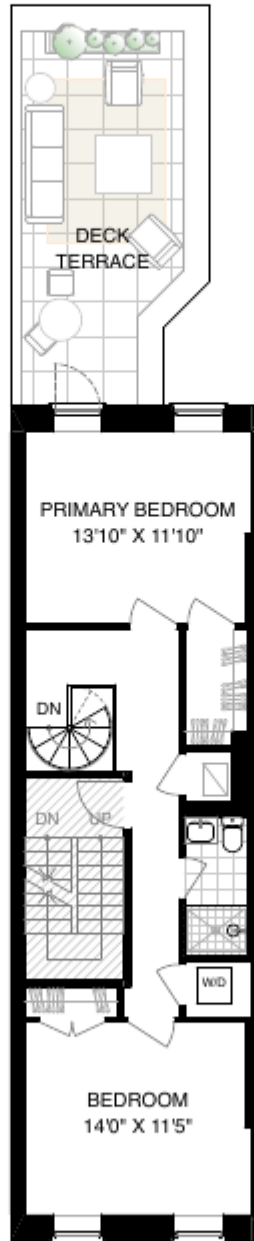
NOTE: ALL AREAS AND DIMENSIONS ARE APPROXIMATE. FOR EXACT DIMENSIONS AND SQUARE FOOTAGE OF APARTMENT, YOU MUST HIRE YOUR OWN ARCHITECT OR ENGINEER.



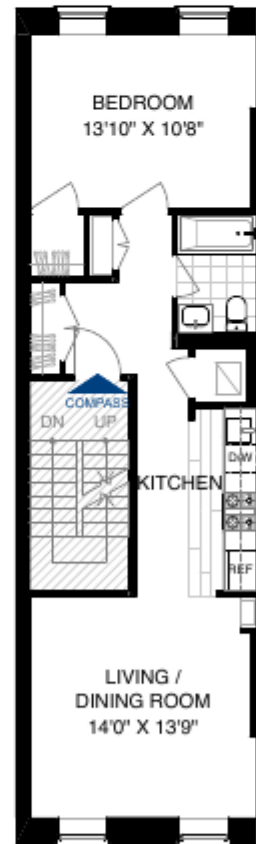
CELLAR



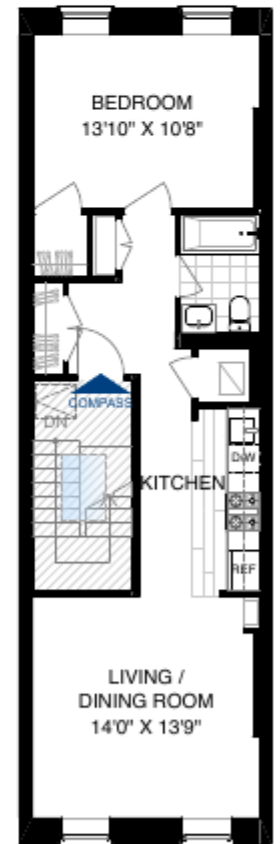
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



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