EXCLUSIVE OFFERING MEMORANDUM

BESEN PARTNERS

CENTRAL HARLEM
82 Bradhurst Avenue
New York, NY 10039

Also Known As

307A West 146th Street

5-STORY 5,000± SF MULTIFAMILY BUILDING

4 LARGE FREE-MARKET RESIDENTIAL UNITS (1 DUPLEX & 3 FULL-FLOOR)

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EXCLUSIVE CONTACTS:

Samuel R. Finkler
Managing Director
(973) 870-2916
sfinkler@besenpartners.com

Harris Sonnenklar
Associate
(212) 951-8418
hsonnenklar@besenpartners.com

Paul J. Nigido
Senior Financial Analyst
(646) 424-5350
pnigido@besenpartners.com

Jared E. Rehberg
Marketing Director
(646) 419-0440
jrehberg@besenpartners.com

5-STORY 5,000± SF HARLEM MULTIFAMILY BUILDING
82 BRADHURST AVENUE, NEW YORK, NY 10039

SALE METRICS

ASKING PRICE:	$2,350,000
PRO-FORMA CAP RATE:	6.9%
PPSF:	$470
GRM:	12.5x

EXECUTIVE SUMMARY

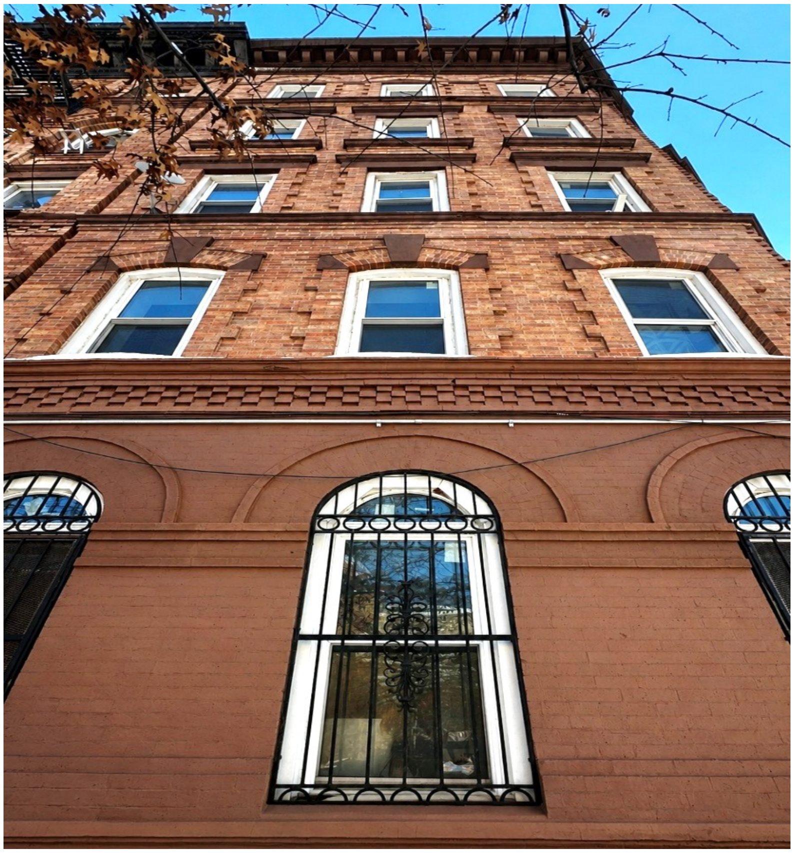
Besen Partners, as exclusive agent for ownership, is pleased to offer for sale 82 Bradhurst Avenue, New York, NY 10039, also known as 307A West 146th Street — a classic free-market multifamily investment opportunity situated on an attractive corner in the heart of Central Harlem. The property benefits from excellent connectivity and immediate access to public transportation, neighborhood retail, cultural institutions, and parks, reflecting the area's continued appeal and strong residential demand.

Originally constructed in 1910 and altered between 2006-2014, the building is configured as a legal four-family residence spanning five stories and approximately 5,000 square feet. The asset features expansive, well-proportioned floor-through layouts, including a large duplex and three full-floor ±1,000 SF units, offering a scale and livability that are increasingly rare among comparable walk-up properties. One of the full-floor units will be delivered vacant, providing immediate upside through lease-up or end-user potential. Independently metered heat and hot water are paid for by the tenants. Protected Tax Class 2A caps increases in assessed values to 8% per year and no more than 30% over 5 years.

Located in close proximity to the A, B, C, D, 2, and 3 subway lines at West 145th Street, 82 Bradhurst Avenue presents an opportunity to acquire a cash-flowing, free-market asset with significant long-term rental growth and value-add potential in one of Manhattan's most historically significant and supply-constrained neighborhoods.

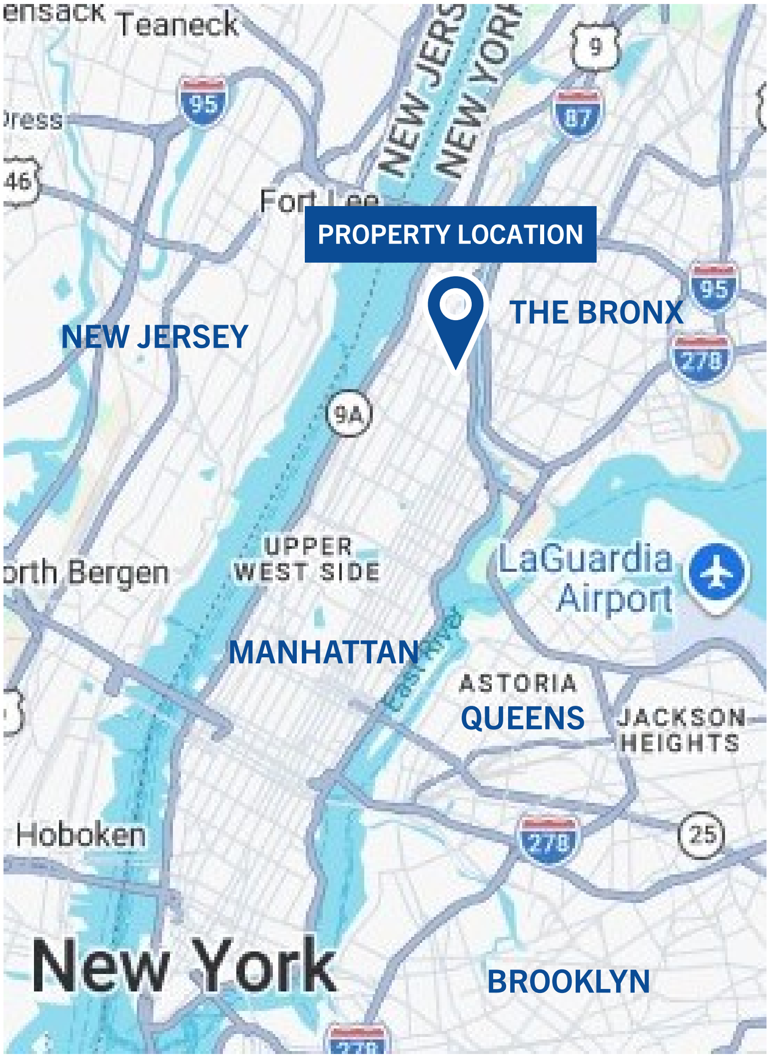
ASKING PRICE: $2,350,000

PROPERTY DETAILS



PROPERTY SPECIFICATIONS

Neighborhood:	Harlem
Block / Lot:	2045 / 27
Building Class:	Four Families (C3)
Tax Class:	2A
Year Built/Altered:	1910 / 2006
Stories:	5
Lot SF:	1,012±
Lot Dimensions:	25' x 40.5'
Zoning:	R8
Building SF:	5,000±
Total Units:	4 Residential Units 1 Duplex & 3 Full-Floor
FAR (built / allowed):	4.94 / 6.02
Assessment / Taxes: **(2026/2027)**	$59,704 / $7,427



RENT ROLL

FLOOR	UNIT	LAYOUT	SQ. FT.	RENT	NOTES	LXP
First & Second	#1	5BR / 3 BA	2,000±	$5,200	Duplex	02/01/2027
Third	#2	3BR / 2 BA	1,000±	$3,330	Full-Floor	08/31/2026
Fourth	#3	3BR / 2 BA	1,000±	$3,750	Full-Floor	Delivered Vacant [1]
Fifth	#4	3BR / 2 BA	1,000±	$3,330	Full-Floor	07/31/2026
			Monthly:	$15,610		
			Annual:	$187,320		

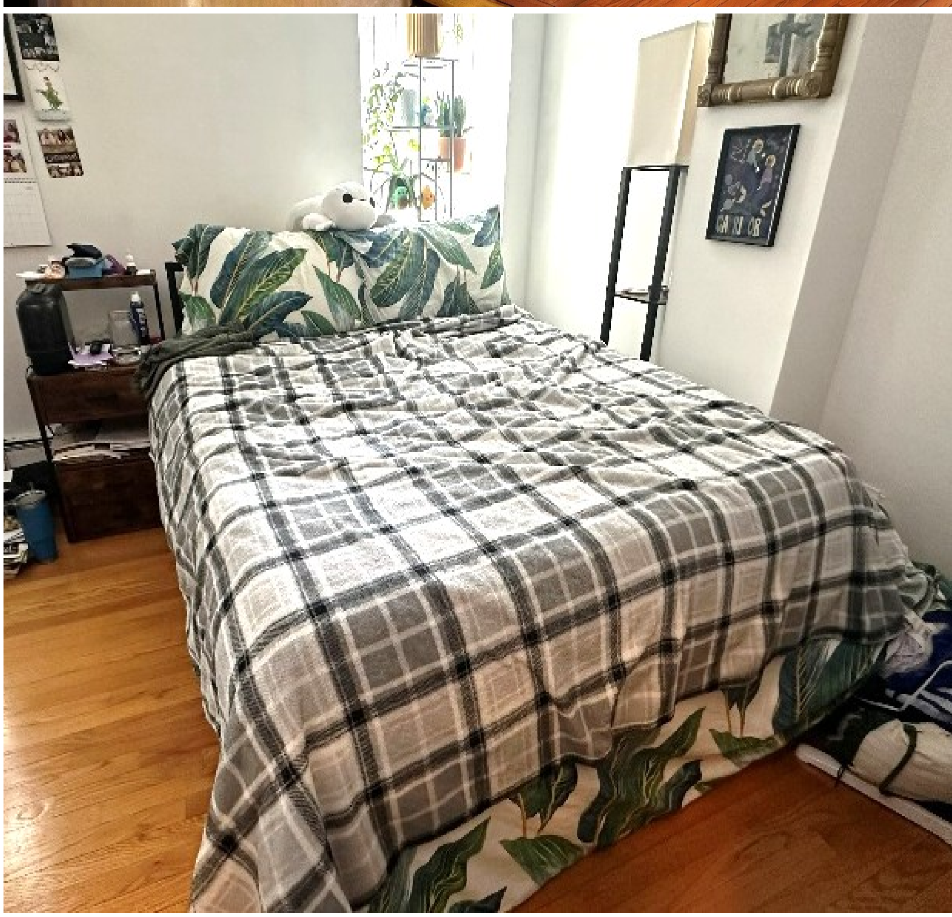
[1] Owner-occupied unit will be delivered vacant. Projected at market rents.

82 Bradhurst Avenue, New York, NY 10039

4 Residential Units (1 Duplex & 3 Full-Floor)

REVENUE:	AMOUNT
Rental Income (4 Units)	$187,320
EFFECTIVE GROSS INCOME	**$187,320**
OPERATING EXPENSES:	
Property Taxes (2026/27)	$7,427
Insurance ($2,000/unit)	$8,000
Water & Sewer ($1,200/unit)	$4,800
Common Area Electric ($150/month)	$1,800
Heat - Fuel (Gas)	Tenants Pay
R & M / Cleaning ($1,000/unit)	$4,000
TOTAL EXPENSES	**$26,030**
NET OPERATING INCOME	**$161,290**

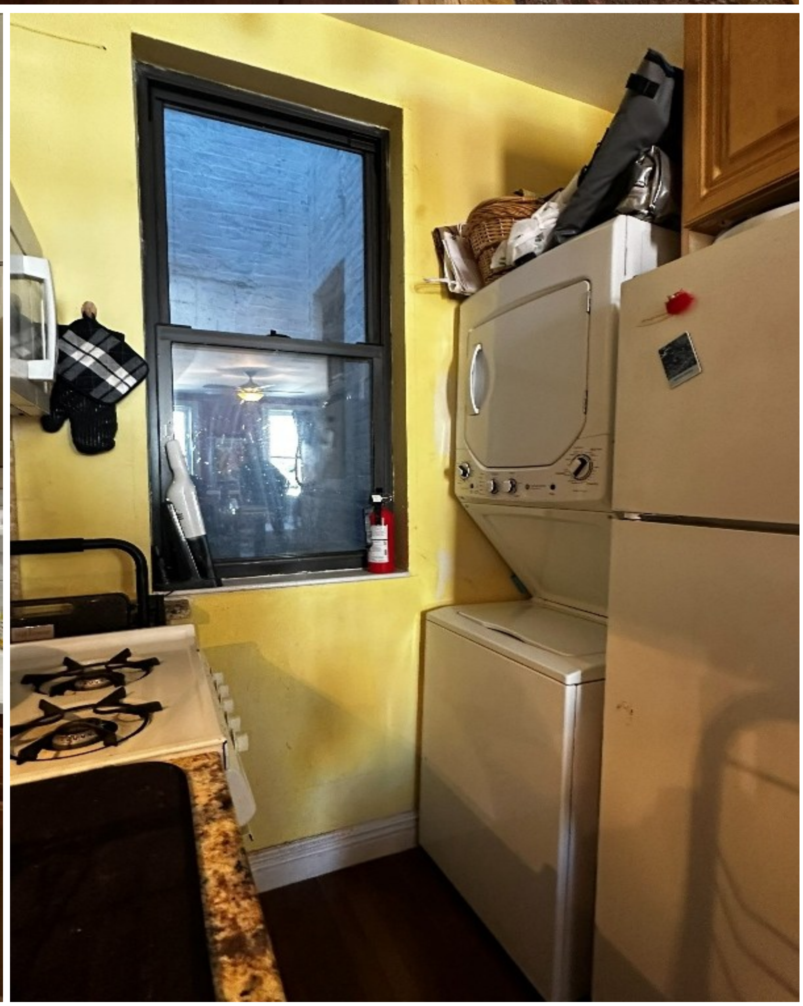

NYDG




SIT TO PEE

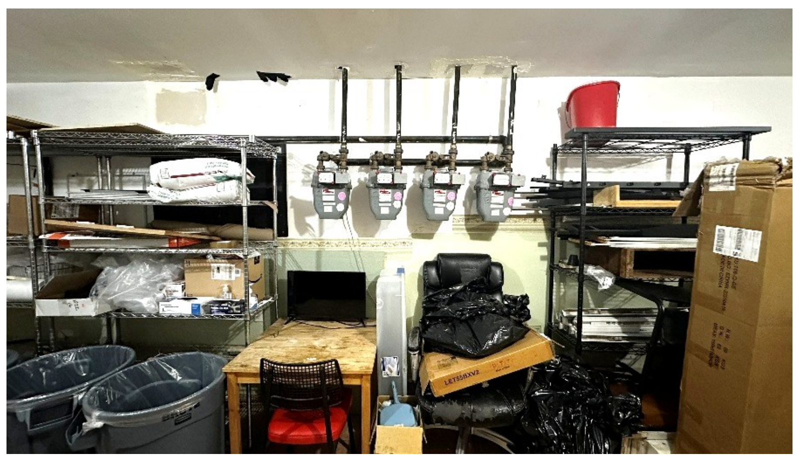

COFFEE

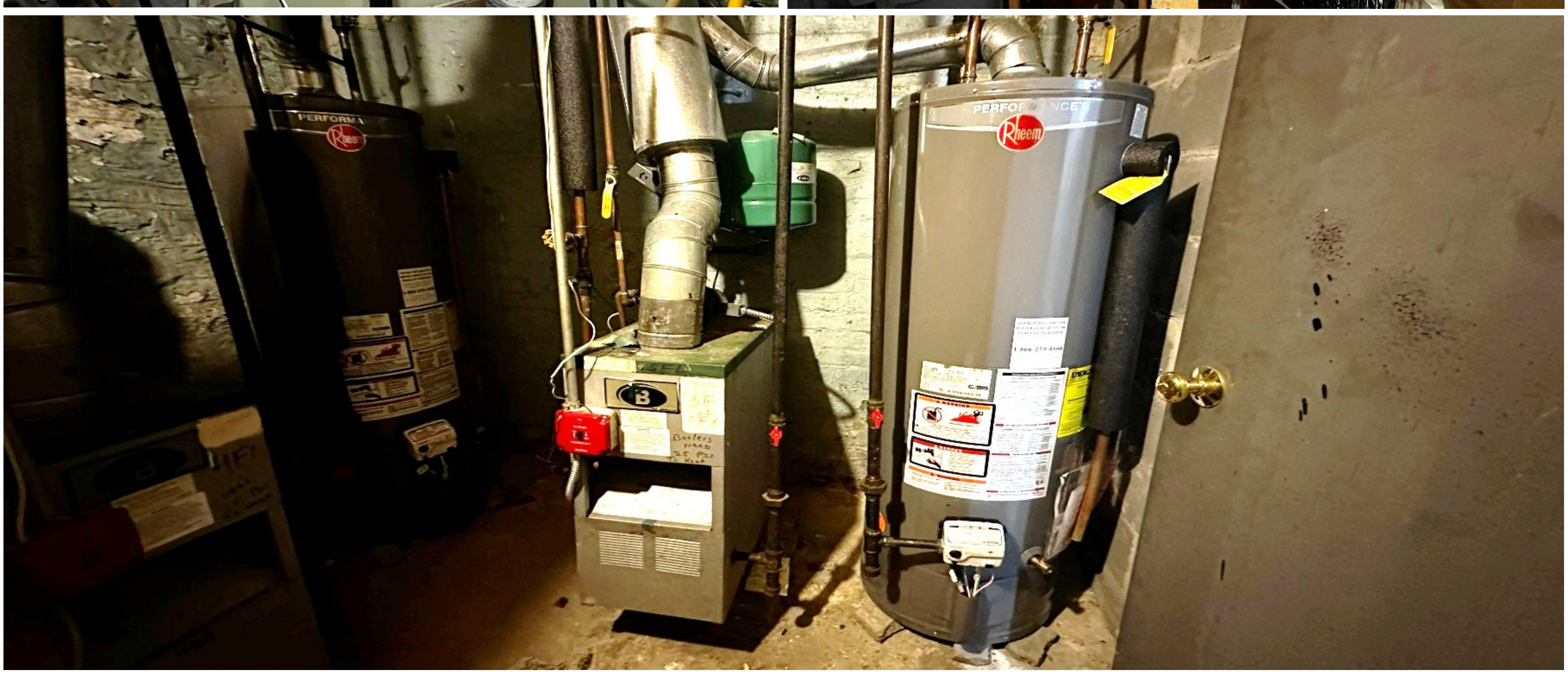

GALERIE MAEGHT
CALDER
ITANIC



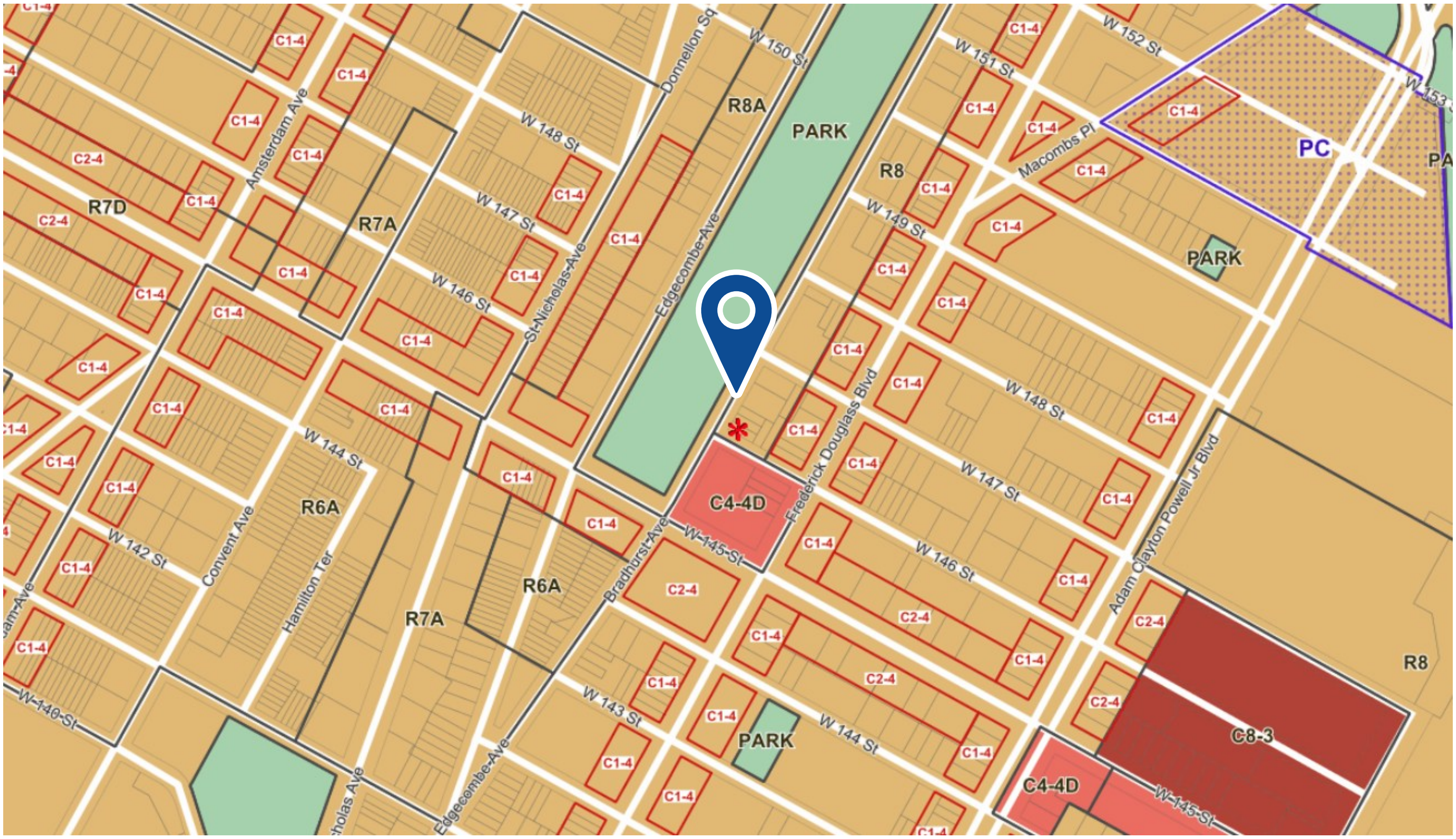

RELAX


STOP
Smith





ZONING & TAX MAP



Located in Upper Manhattan, **Central Harlem** is one of New York City's most culturally significant and rapidly evolving neighborhoods. Bounded roughly by 110th Street to the south, 155th Street to the north, Fifth Avenue to the east, and Morningside and Edgecombe Avenues to the west, Central Harlem continues to experience sustained residential demand, retail expansion, and long-term capital investment.

Central Harlem offers exceptional connectivity to Midtown and the greater New York metropolitan area via multiple subway lines, including the A, B, C, D, 2, and 3 trains. Major thoroughfares such as Adam Clayton Powell Jr. Boulevard and Frederick Douglass Boulevard serve as strong north–south corridors supporting retail and mixed-use development.

The neighborhood also benefits from proximity to:

- Columbia University (to the southwest)
- Central Park (to the south)
- City College of New York

These institutional anchors drive consistent rental demand and foot traffic.

Central Harlem is internationally recognized as the epicenter of the Harlem Renaissance and remains a cornerstone of African American culture. Landmarks such as the Apollo Theater and the Studio Museum in Harlem continue to draw visitors and reinforce the neighborhood's global identity.

This rich cultural foundation supports a strong sense of community and enduring neighborhood appeal.

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