



HARLEM
18 West 127th Street
New York, NY 10027





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PROPERTY PHOTOS





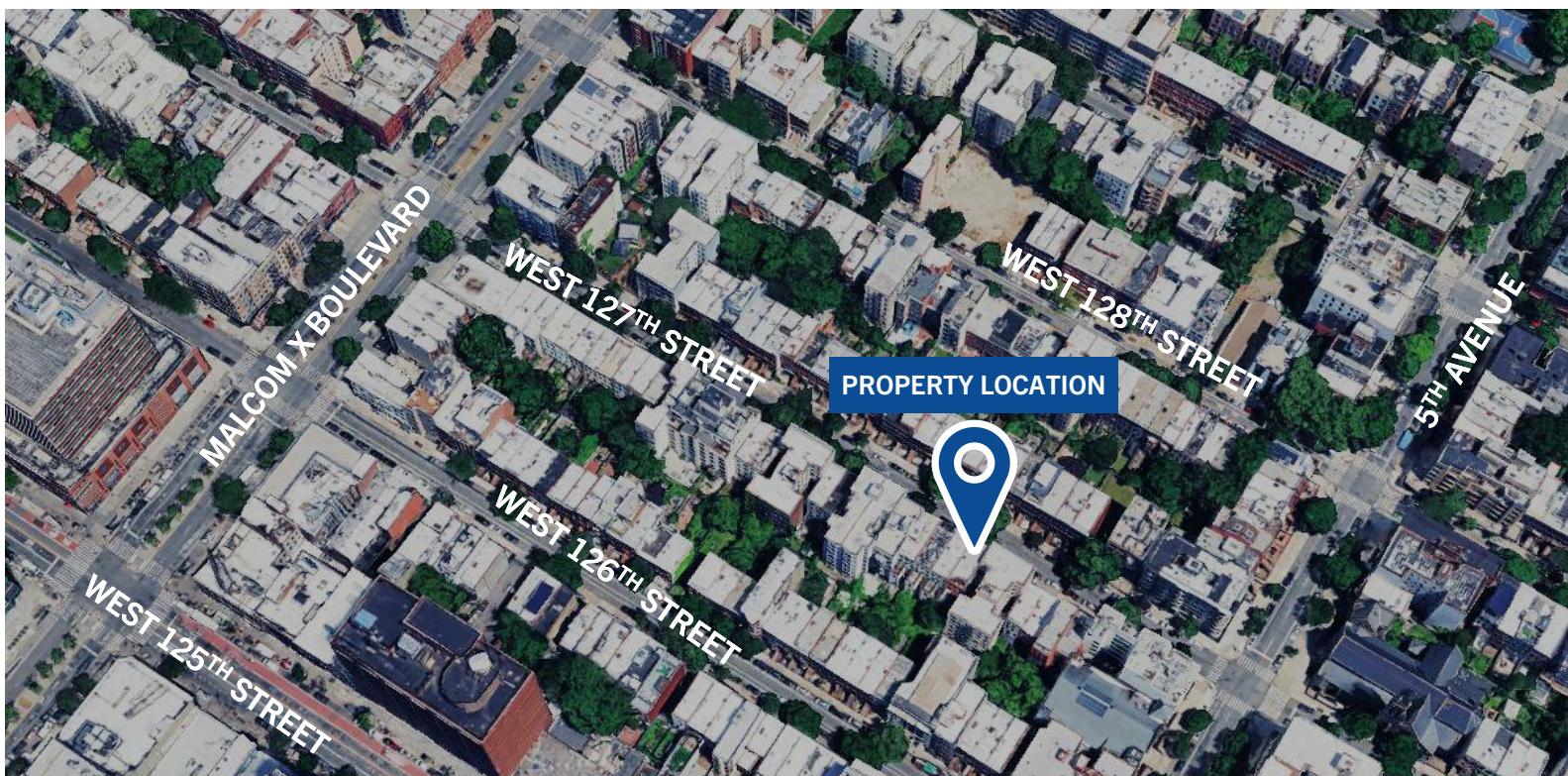
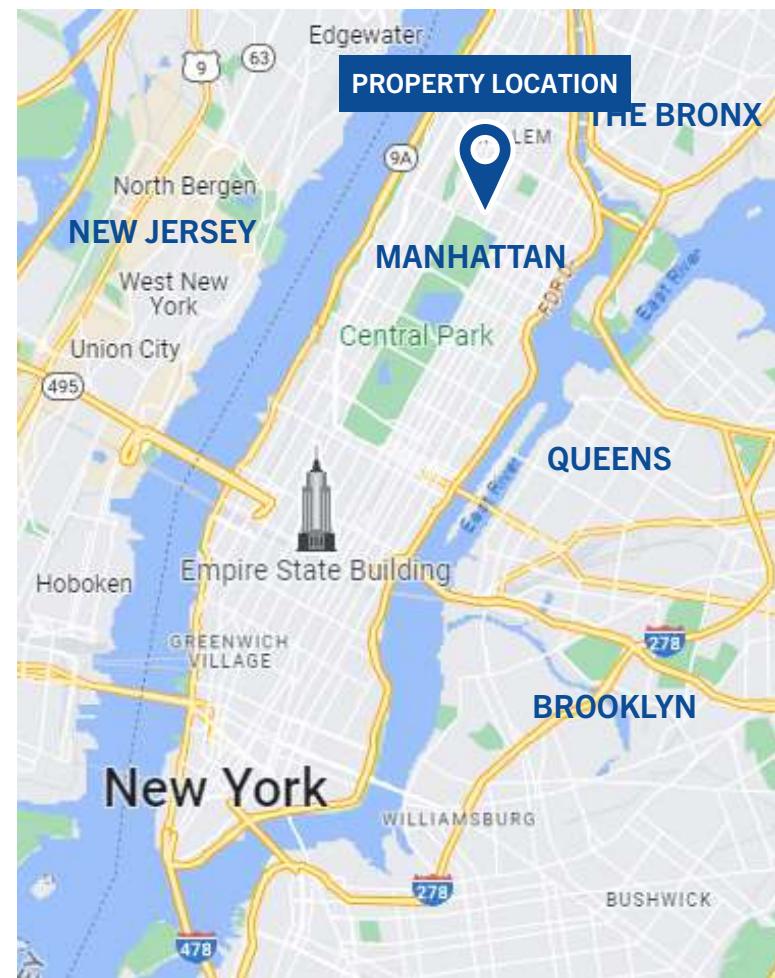
EXECUTIVE SUMMARY

Besen Partners, as exclusive agent for Ownership, is pleased to offer for sale 18 West 127th Street New York, NY 10027 (the "Property) 4-story 5,033± SF multifamily building built on a 1,873± SF lot. Zoned R7-2 with approved renovation plans for all 4 units. There is 2,397± SF of unused F.A.R. 4 blocks from the Metro-North 125th Street Train station and 5 blocks to the 125th Street [4, 5, 6] subway station. **Delivered vacant.**

ASKING PRICE: \$2,700,000

PROPERTY SPECIFICATIONS

Neighborhood:	Harlem
Block & Lot:	1724 / 46
Building Class:	Converted Dwellings or Rooming House (C5)
Year Built / Altered	1909 / 1995
Tax Class:	2A
Lot SF:	1,873± SF
Lot Size:	18.75' x 99.92'
Building Area:	5,033± SF
Building Dimensions:	18.75' x 50'
Stories / Type:	5-Story Multifamily Building
Zoning:	R7-2
F.A.R. (Built / Allowed):	2.16 / 3.44
Unused F.A.R.	2,397± SF
Assessed Value:	\$224,865
R.E. Taxes (2025/26):	\$28,107



PROPERTY PHOTOS



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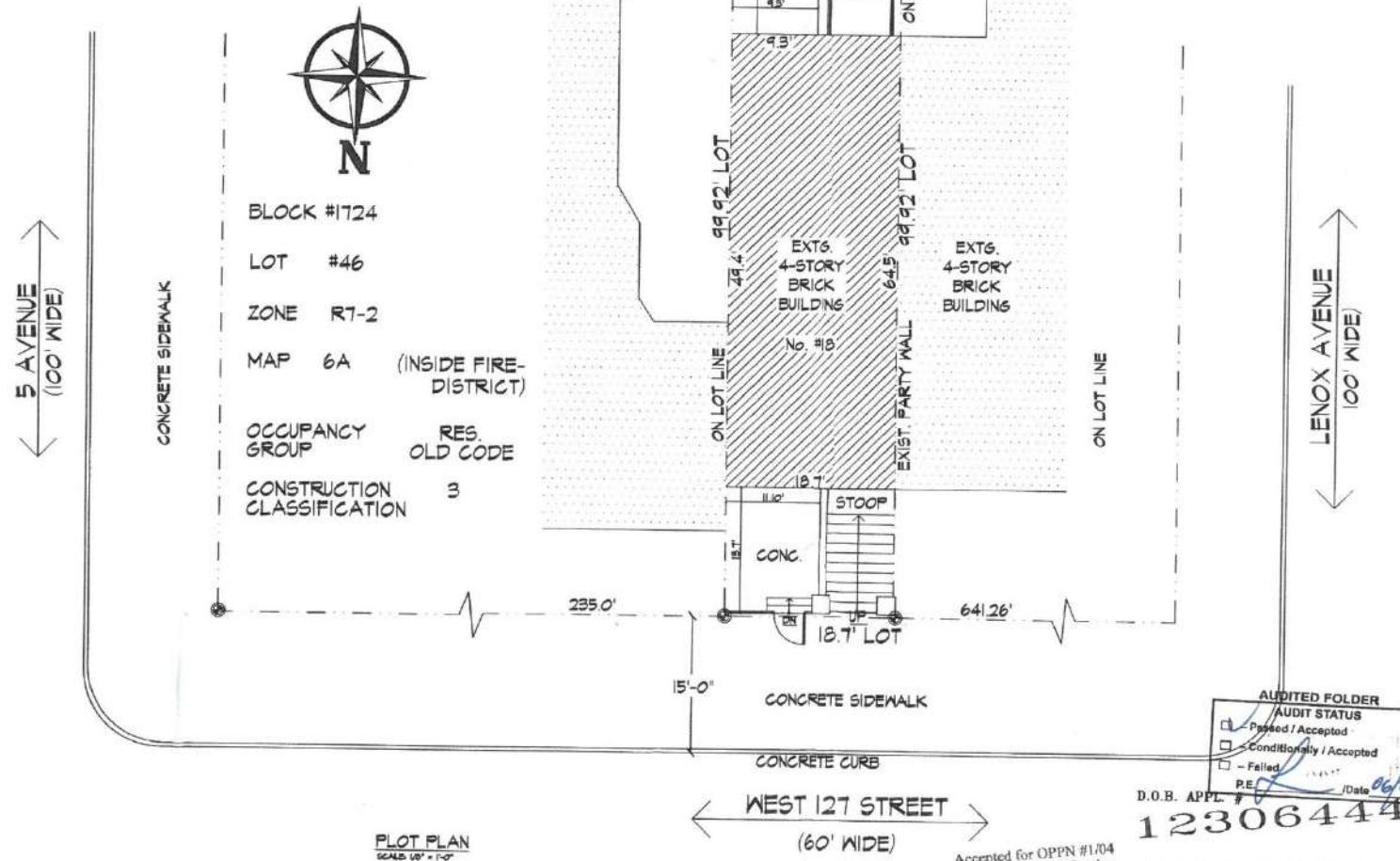
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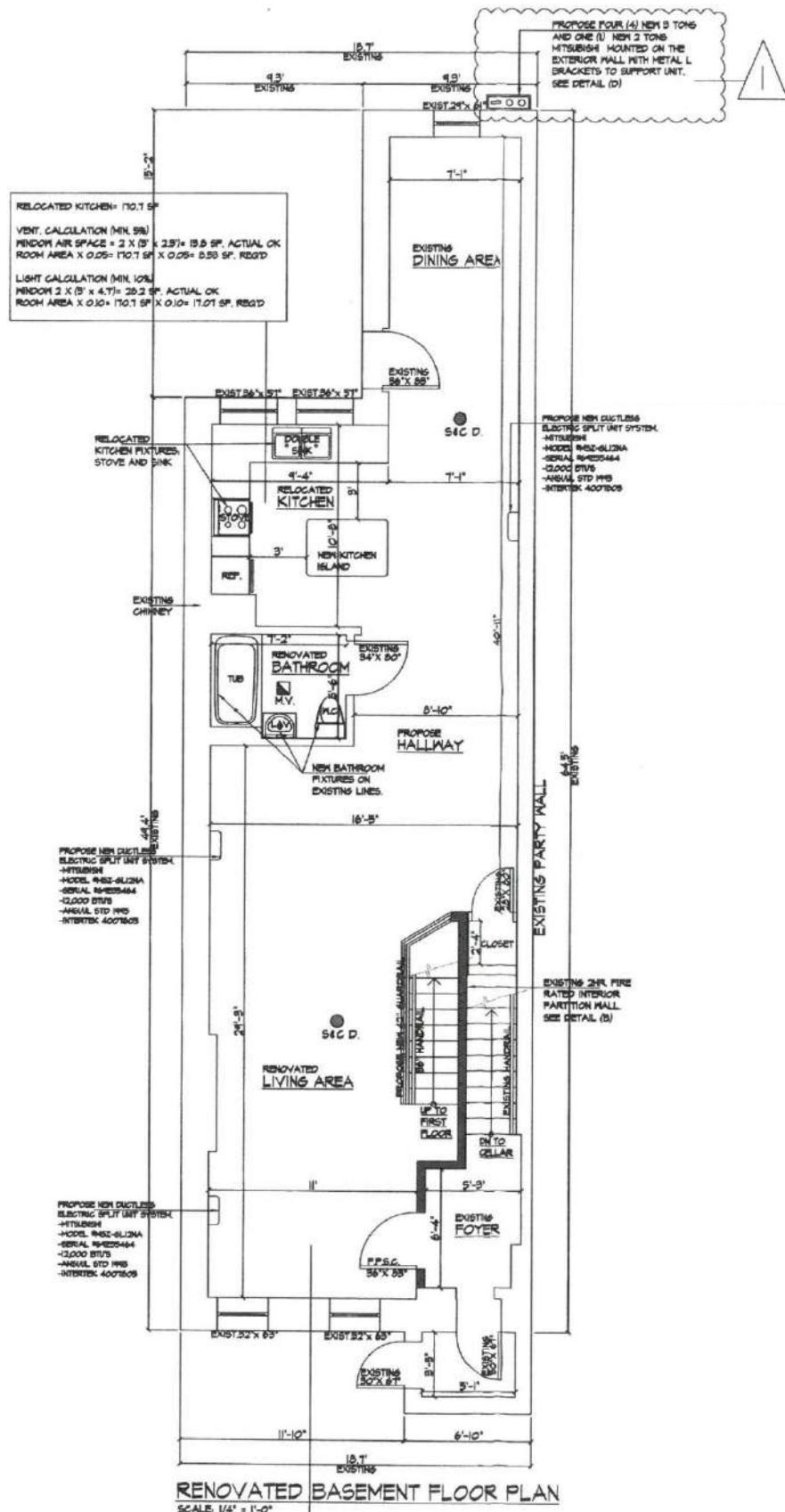
PROPERTY PHOTOS



BUILDING SURVEY



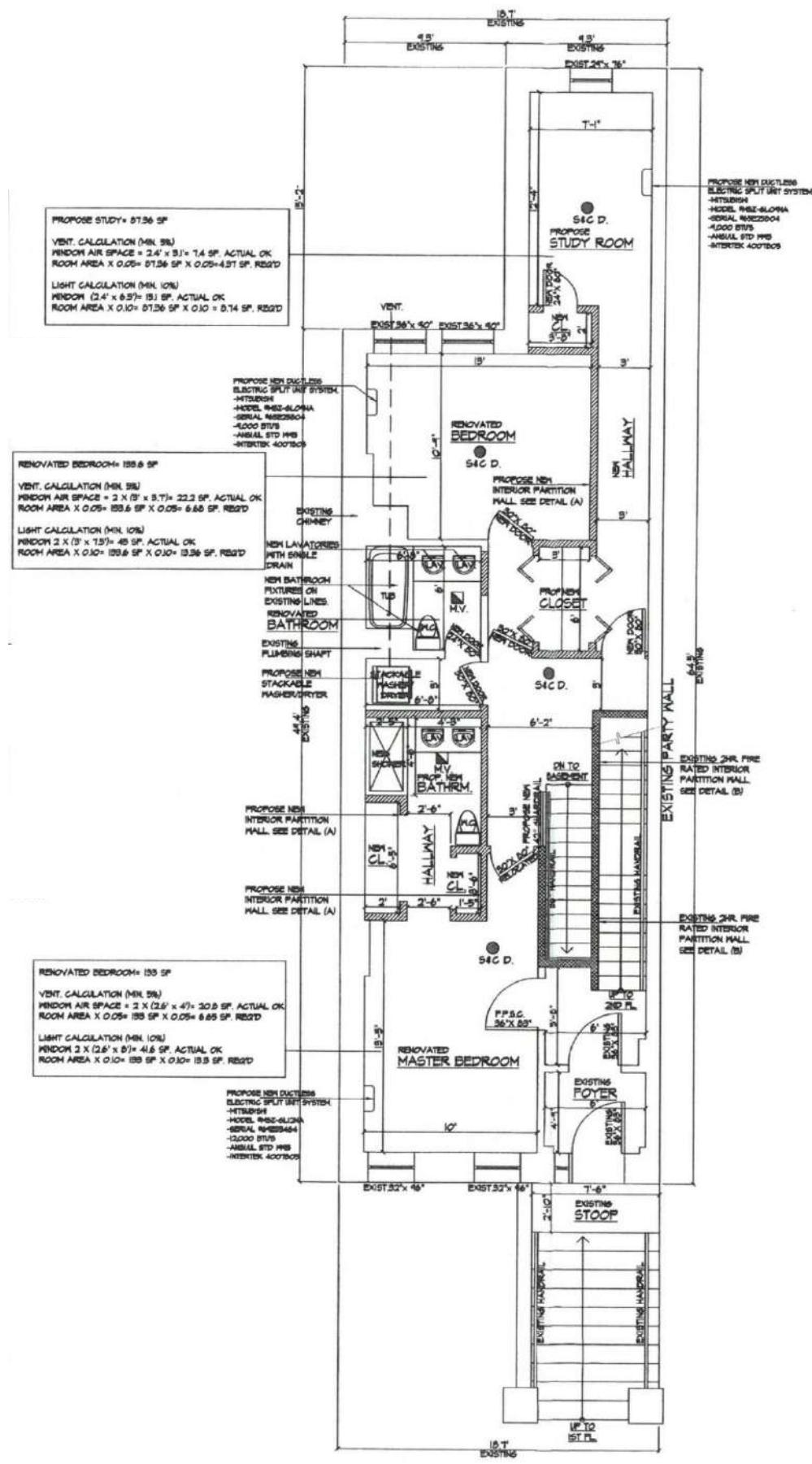
FLOOR PLANS - RENOVATED BASEMENT



VENT. CALCULATION (MIN 58)
 FWD/NO AIR SPACE = $2 \times (2.6' \times 2.6') = 13.6 \text{ SF}$. ACTUAL OK
 ROOM AREA X 0.05 = $280.1 \text{ SF} \times 0.05 = 15 \text{ SF}$. RECOND

LIGHT CALCULATION (MIN 10H)
 FWD/NO AIR SPACE = $9.52' \times 21.6' = 205.9 \text{ SF}$. ACTUAL OK
 ROOM AREA X 0.05 = $280.1 \text{ SF} \times 0.05 = 14 \text{ SF}$. RECOND

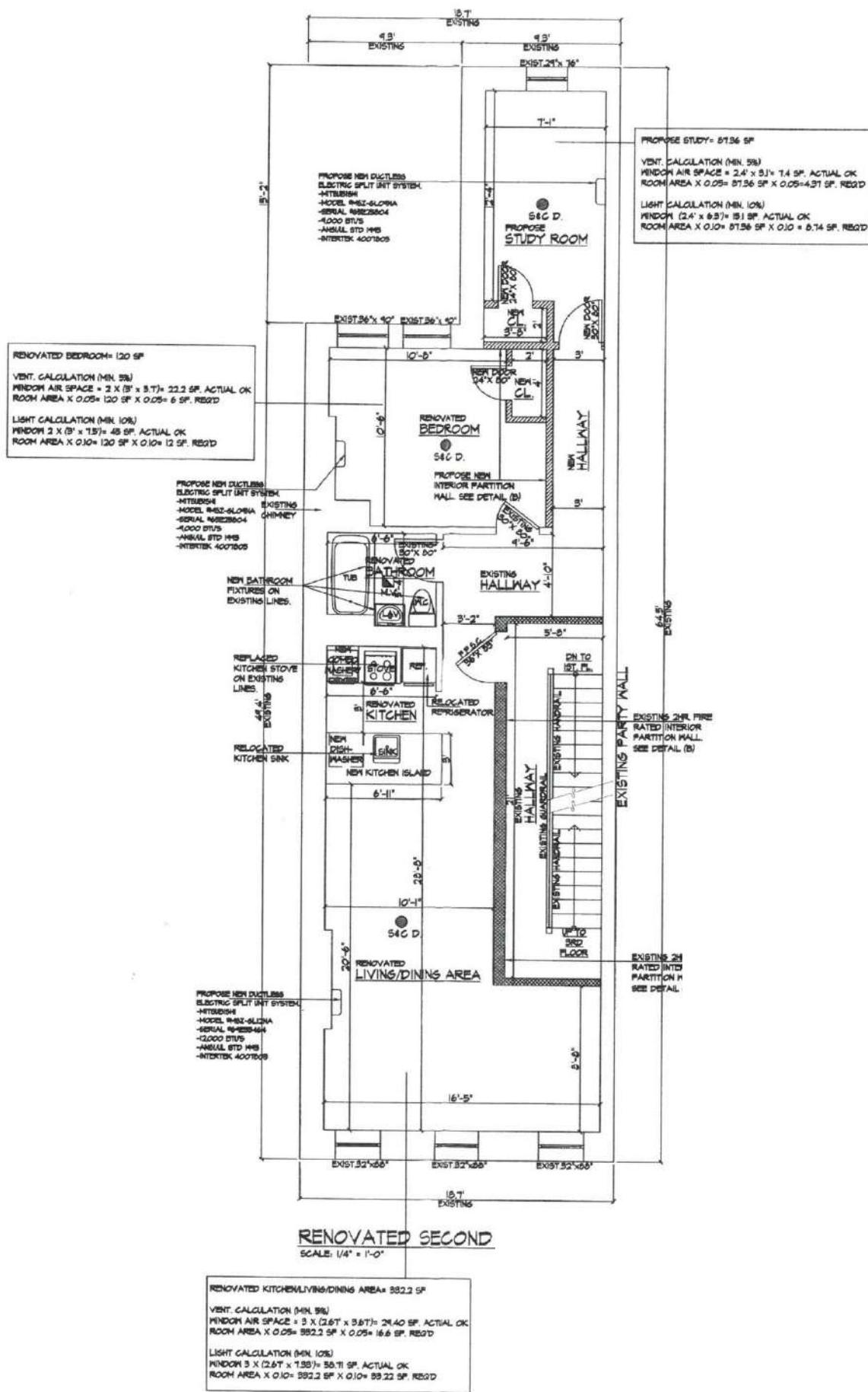
FLOOR PLANS - RENOVATED FIRST FLOOR



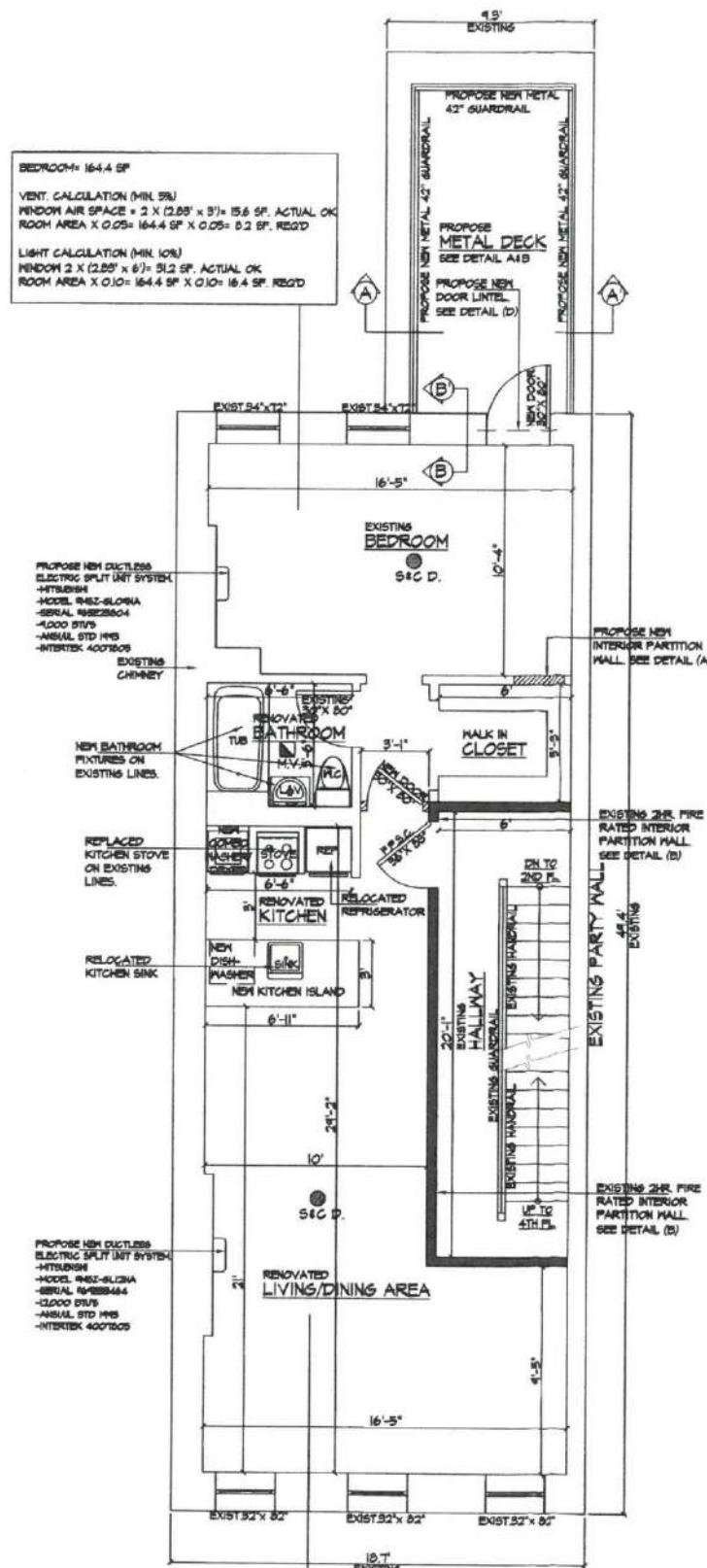
RENOVATED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

FLOOR PLANS - RENOVATED SECOND FLOOR



FLOOR PLANS - RENOVATED THIRD FLOOR



RENOVATED THIRD FLOOR PLAN

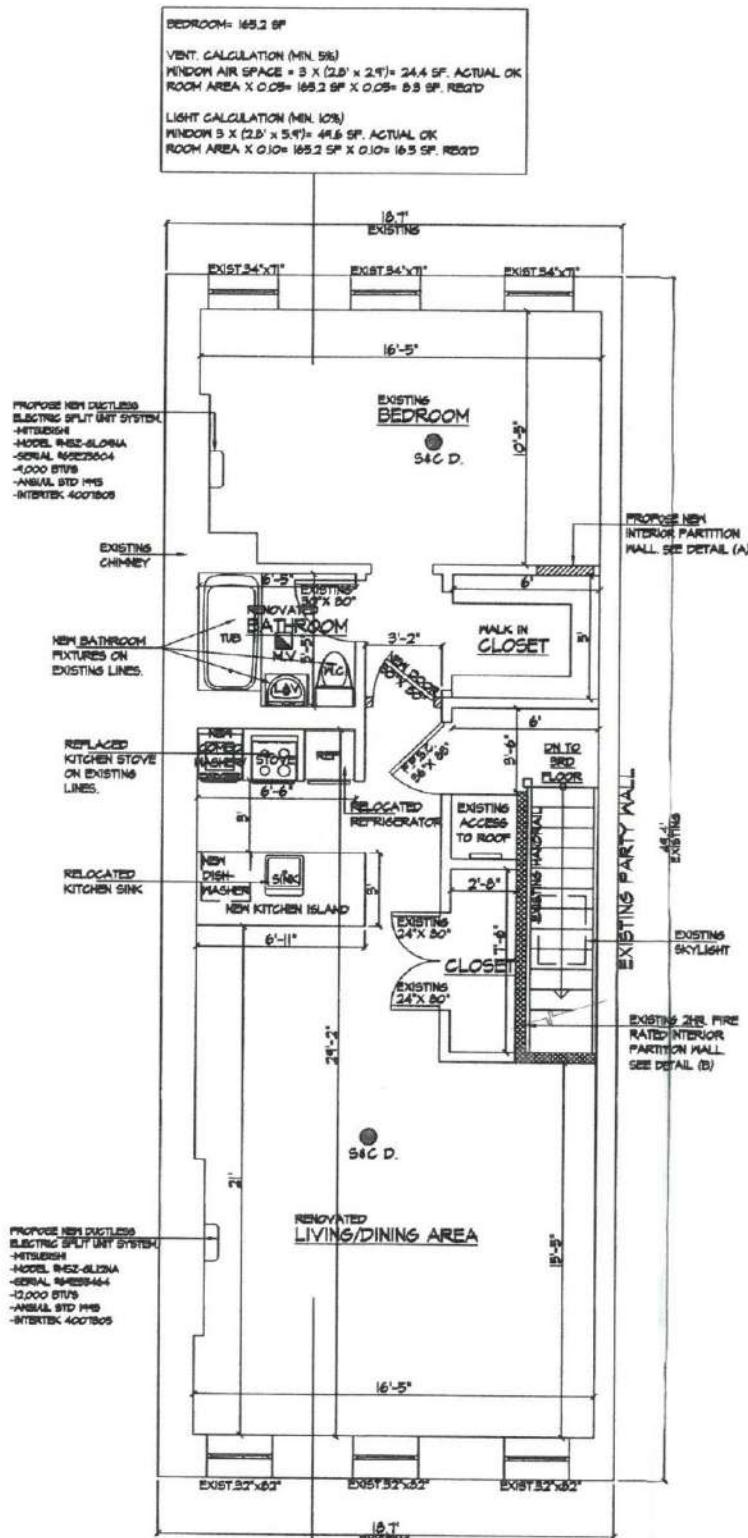
SCALE: 1/4" = 1'-0"

KITCHEN/LIVING/DINING AREA = 337.0 SF

VENT. CALCULATION (MIN. 5%):
WINDOW AIR SPACE = 2 X (2.6' x 5') = 15.6 SF. ACTUAL OK
ROOM AREA X 0.05 = 164.4 SF X 0.05 = 8.2 SF. REQ'D

LIGHT CALCULATION (MIN. 10%):
WINDOW 2 X (2.6' x 6') = 31.2 SF. ACTUAL OK
ROOM AREA X 0.10 = 164.4 SF X 0.10 = 16.4 SF. REQ'D

FLOOR PLANS - RENOVATED FOURTH FLOOR



RENOVATED FOURTH FLOOR PLAN

SCALE: 1/4" = 1'-0"

VENT. CALCULATION (MIN. 5%)
 WINDOW AIR SPACE = $3 \times (2.6' \times 5.4') = 26.5 \text{ SF}$. ACTUAL OK.
 ROOM AREA X 0.05 = $311.6 \text{ SF} \times 0.05 = 15.9 \text{ SF}$. REQ'D.

LIGHT CALCULATION (MIN. 10%)
WINDOW 3 X (2.6' x 6.5') = 53 SF. ACTUAL OK
ROOM AREA X 0.10 = 37.15 SF X 0.10 = 37.15 SF. RECOMMENDED

BUILDING C OF O

R Form 14 Rev. 4-85



THE CITY OF NEW YORK

ALT 100585895

DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE: **FEB 01 1996** NO. **108760**

This certificate supersedes C.O. NO.

ZONING DISTRICT R7-2

THIS CERTIFIES that the ~~xxx~~-altered—~~existing~~—building—premises located at

18 WEST 127TH STREET

Block 1724 Lot 45

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER 50 FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR							BOILER AND STORAGE
BASEMENT				2	2	RES- ID.	DUPLEX (1ST FL.)
1ST (R) 1ST (F)				2	2	RES- ID.	DUPLEX (2ND FL.)
2ND FLOOR				2	2	RES- ID.	ONE (1) APARTMENT
3RD FLOOR				2	2	RES- ID.	ONE (1) APARTMENT
4TH FLOOR				2	2	RES- ID.	ONE (1) APARTMENT

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED
 WITHIN THE BUILDING AND IS SUBJECT TO THE RULES
 OF THE DEPARTMENT PRECIPITATED MARCH 31ST, 1967.

OPEN SPACE USES.

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

M.C.G.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS

A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON REVERSE SIDE.

Ronald A. Gravisi, P.E.

BOROUGH SUPERINTENDENT

COMMISSIONER

 ORIGINAL OFFICE COPY - DEPARTMENT OF BUILDINGS COPY

BUILDING C OF O

B Form 34 (Back) (Rev. 8-12)

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS.

BEGINNING at a point on the **SOUTH** side of **WEST 127TH STREET**
distant **235'-0"** feet from the corner formed by the intersection of
running thence **WEST 18.9** feet; thence **SOUTH 99.11** feet;
thence **EAST 18.9** feet; thence **NORTH 99.11** feet;
thence **to the point or place of beginning.** feet;

100585895
X~~NON~~ ALT. No. **DATE OF COMPLETION** **10/17/95** **CONSTRUCTION CLASSIFICATION** **3 NON-FIRE**
BUILDING OCCUPANCY GROUP CLASSIFICATION **RESIDENTIAL** **HEIGHT** **4** **STORIES** **FEET** **PROOF**
47'-0"

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM	X	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:

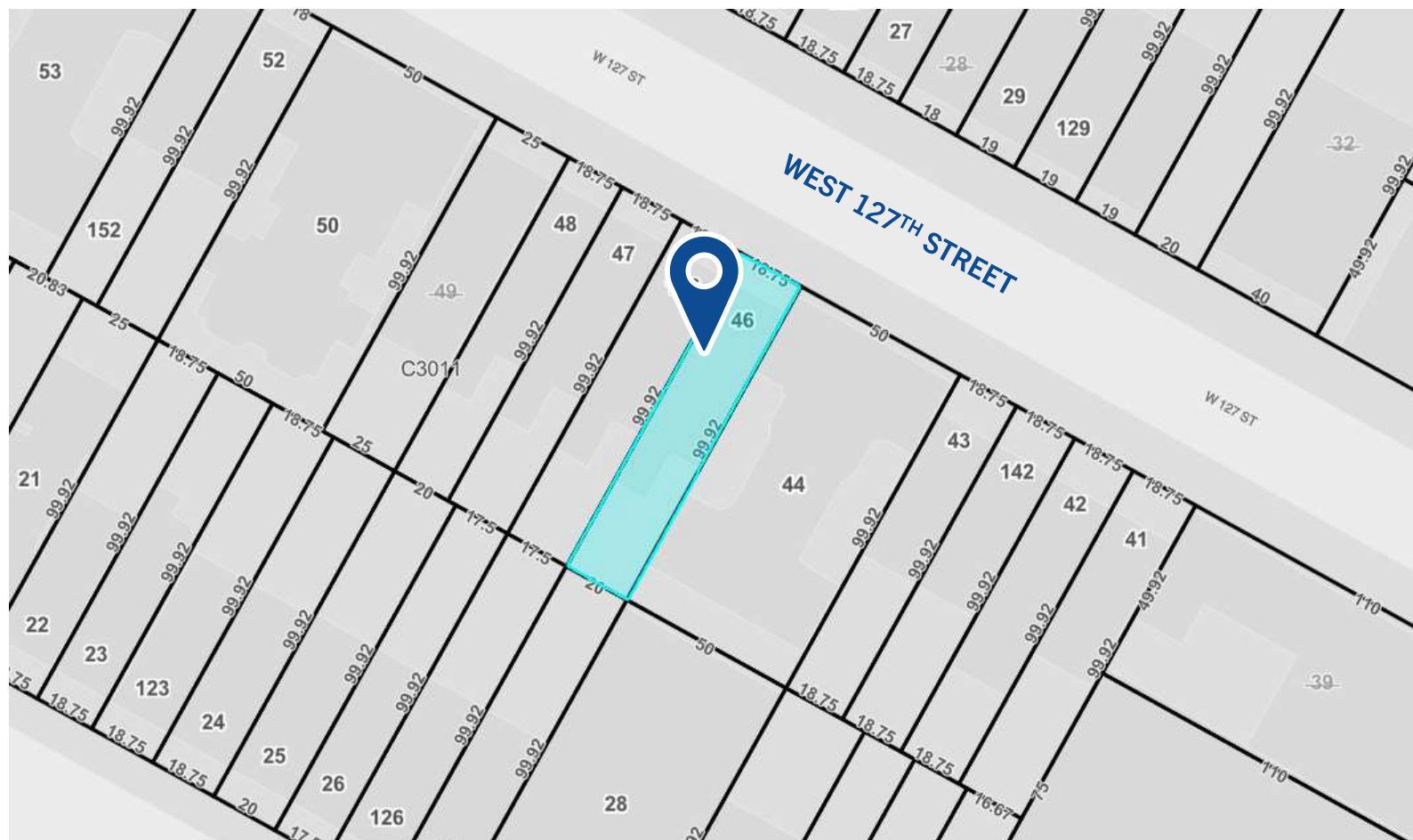
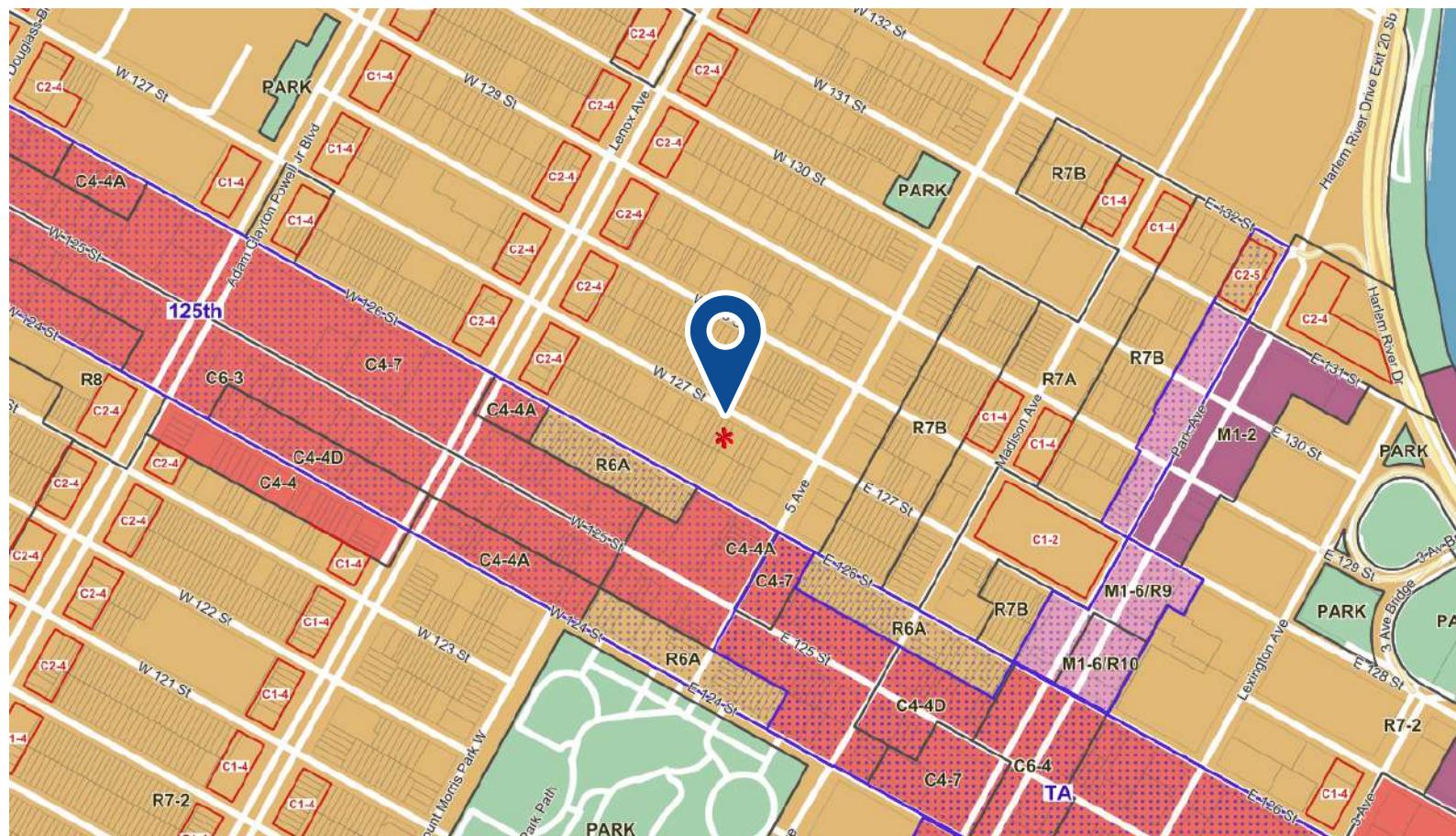
BOARD OF STANDARDS AND APPEALS CAL. NO. _____

CITY PLANNING COMMISSION CAL. NO. _____

OTHERS

3/5/2018
S. J. BESEN PARTNERS LLC
13 West 38th Street, New York, NY 10018
www.besenpartners.com

ZONING & TAX MAP



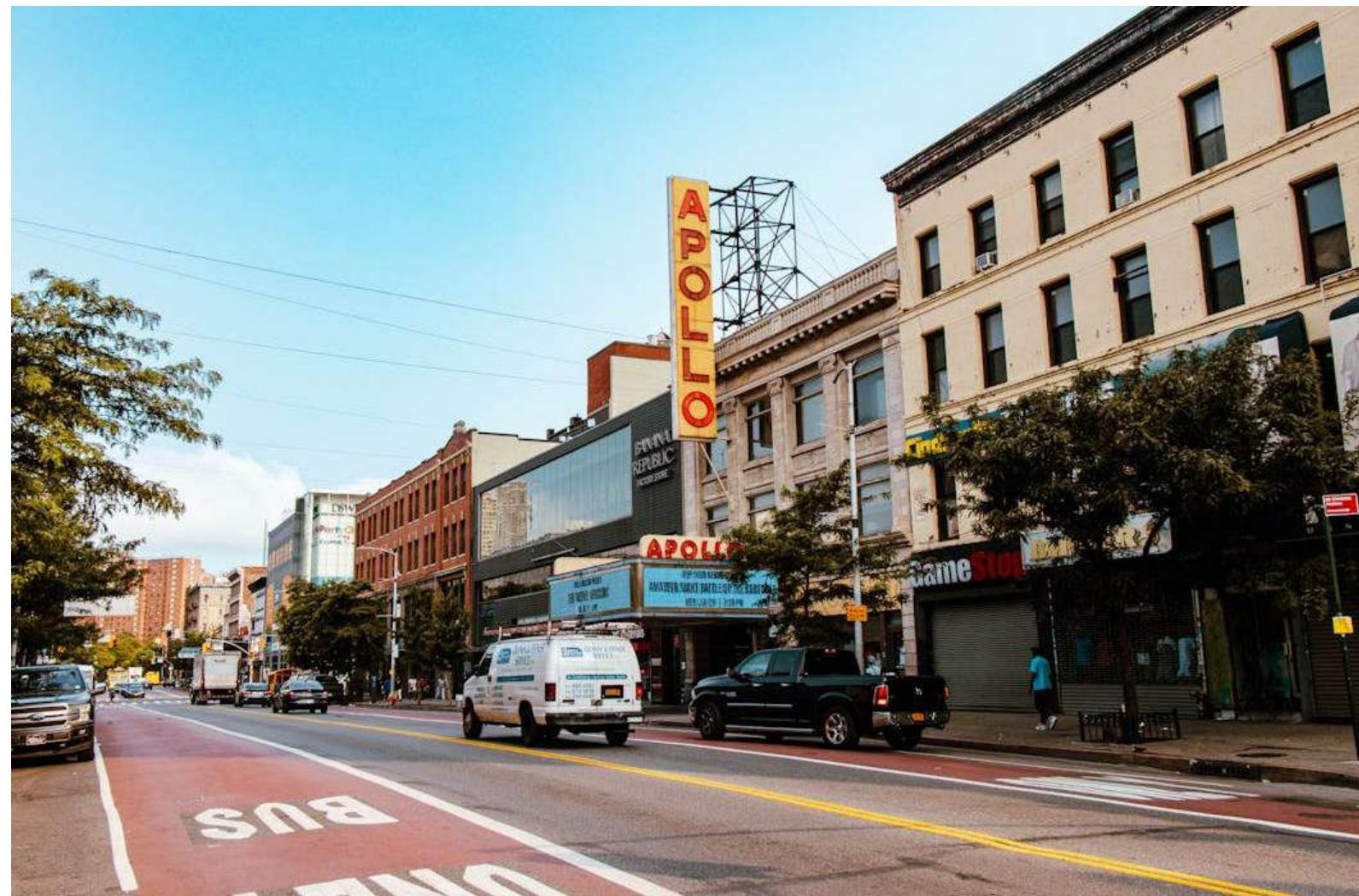
NEIGHBORHOOD OVERVIEW - HARLEM

Harlem is one of New York City's most historic and culturally significant neighborhoods, located in the northern section of Manhattan. Known globally as the birthplace of the Harlem Renaissance, the area today is a vibrant and rapidly evolving commercial and residential district characterized by strong demographic growth, robust transit connectivity, and sustained private and public investment.

Strategically positioned just north of Central Park, Harlem offers exceptional access to Midtown and the broader New York City metro area via multiple subway lines (2/3, 4/5/6, A/B/C/D), major bus routes, and regional rail at nearby Harlem–125th Street Station. This extensive transportation network has contributed to steady foot traffic and a thriving local retail environment.

Over the past decade, Harlem has experienced substantial economic revitalization, with new residential developments, national retailers, expanding educational and cultural institutions, and a growing base of small businesses. The area's strong demand drivers include Columbia University's ongoing expansion, the historic Apollo Theater cultural corridor, and a diverse population that supports a dynamic mix of restaurants, entertainment venues, and neighborhood services.

Harlem's commercial landscape continues to benefit from its dense urban environment, favorable demographics, and increasing investor interest. Long-term fundamentals—high population density, stable housing demand, and consistent retail activity—position Harlem as one of Manhattan's most resilient and opportunity-rich submarkets. This makes the neighborhood an attractive location for commercial investment, redevelopment, and long-term portfolio growth.





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