

Rendering

423 WEST 218TH STREET

NEW YORK, NY | INWOOD



**EXCLUSIVE GROUND UP DEVELOPMENT SITE FOR SALE
IDEAL FOR MEDICAL AND COMMUNITY FACILITY**

423 WEST 218TH STREET

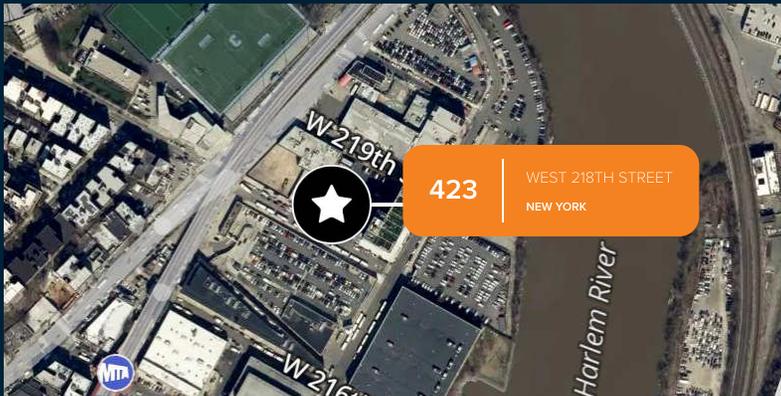
NEW YORK, NY | HEART OF INWOOD

Kassin Sabbagh Realty (KSR) has been exclusively retained to represent a prime development site located at 423 West 218th Street in the heart of Inwood, Manhattan, with an asking price of \$4,800,000. The property is ideally positioned adjacent to major institutional demand drivers, including the Columbia University Athletic Complex and New York-Presbyterian Allen Hospital, making it a compelling opportunity for residential or mixed-use development.

The site is currently improved with an owner-operated auto repair facility, which has been operated by the same ownership for over 40 years, providing a clear path to redevelopment upon delivery. The property benefits from excellent transit accessibility, with close proximity to both the 1 Train and the A Train, offering direct connectivity to Midtown and Downtown Manhattan.

From a planning perspective, the site is located within a Mandatory Inclusionary Housing (MIH) area and a Fresh Food Retail Incentive Zone, providing meaningful development flexibility and potential economic incentives. [Zoning designation] applies to the property and includes an E-Designation Environmental Requirement, which will require environmental review as part of future development.

With its core Inwood location, immediate access to mass transit, adjacency to major medical and educational institutions, and favorable zoning overlays, 423 West 218th Street represents a rare opportunity to develop in one of Manhattan's most supply-constrained and rapidly evolving neighborhoods.



PROPERTY OVERVIEW

Location	Inwood	Current Use	Auto Repair Shop
Property Type	Development	Site Status	Active
Zoning Designation	Mandatory Inclusionary Housing (MIH) & Fresh Food Zone	Environmental Note	E-Designation Environmental Requirement applies
Lot Size	50 x 100		

PROPERTY HIGHLIGHTS



Zoning
C6-2 / R8 equiv



Max Buildable Area
30,100 SF



FAR
Residential FAR : 6.02
Commercial FAR: 6
Facility FAR: 6.5
Current FAR: 0.49



List Price
\$4,800,000
\$159 per buildable SF

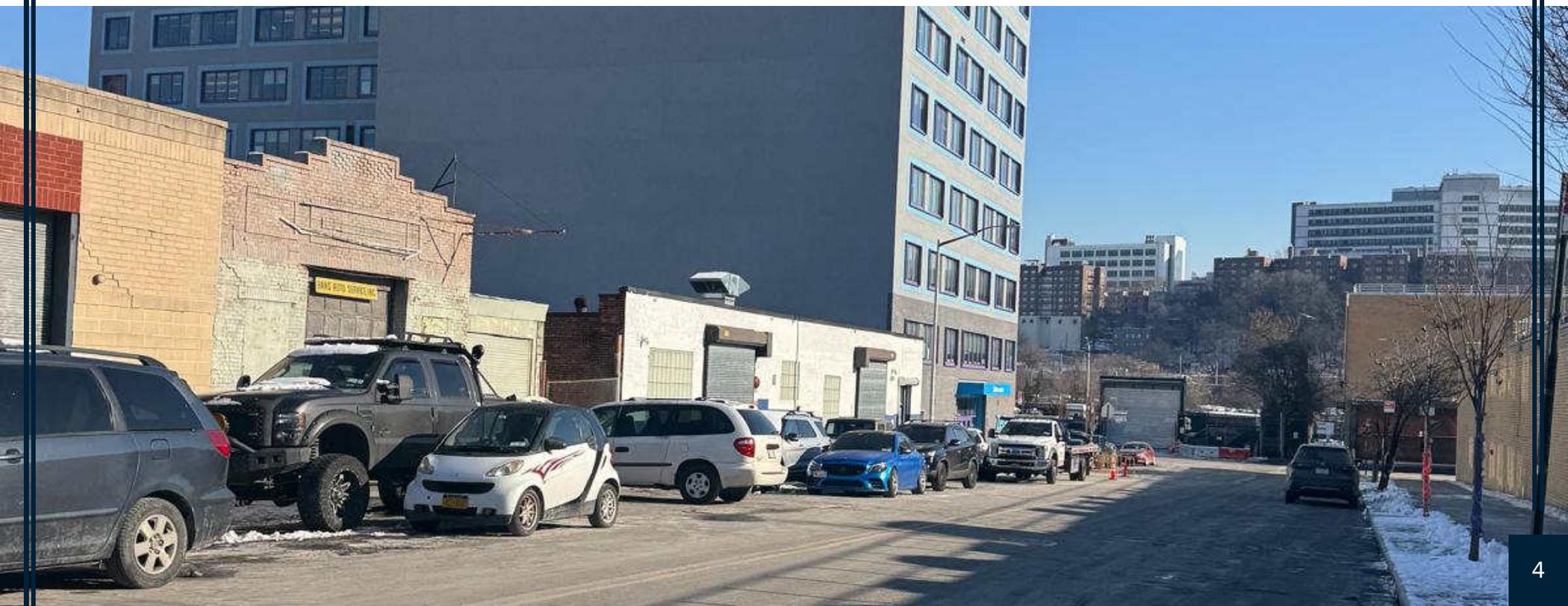
423

**WEST 218TH STREET
NEW YORK, NY**

W 218TH ST



423 West 218th Street





423 West 218th Street

Heart of Inwood

LOCATION OVERVIEW

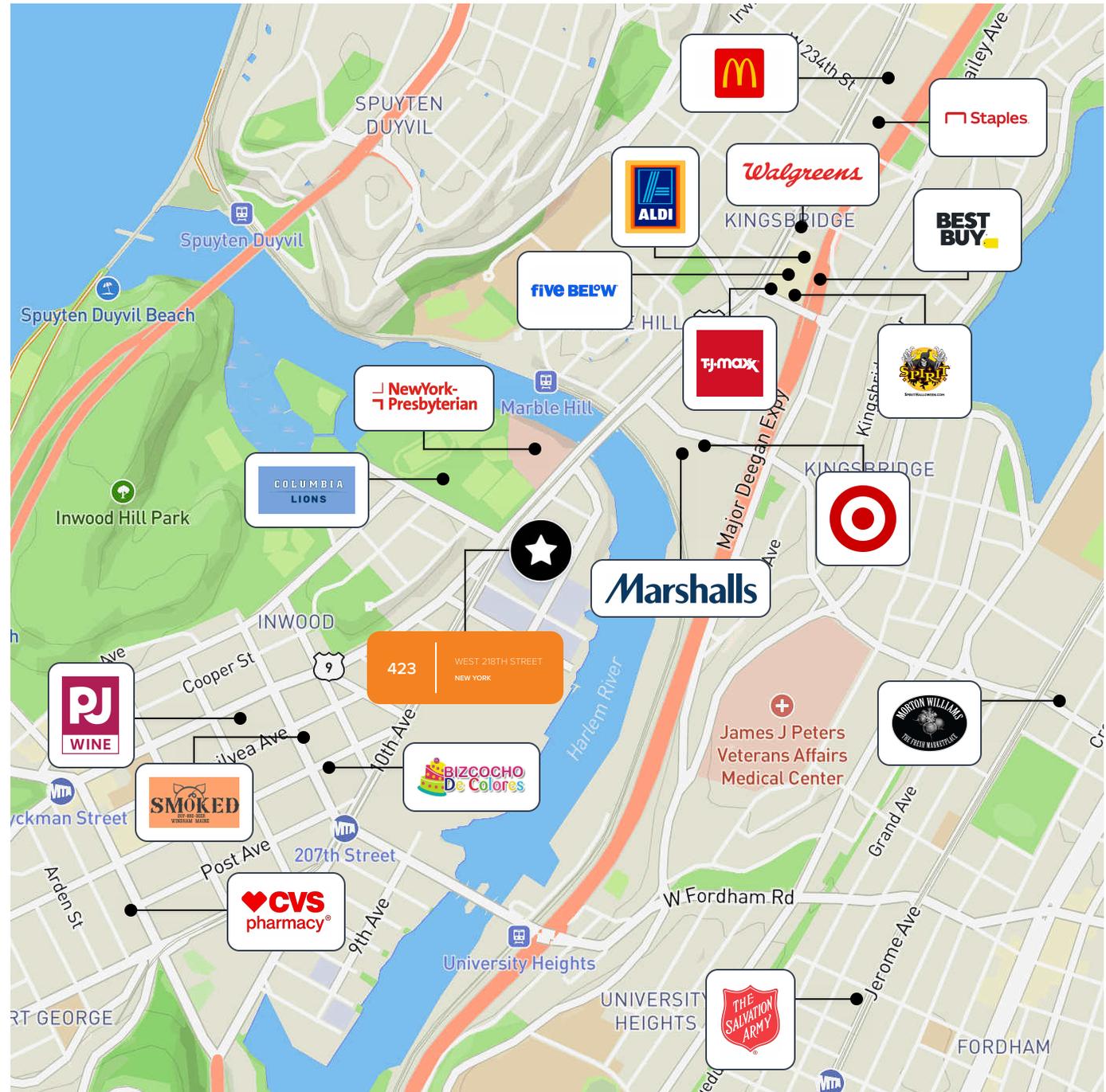
Located in the vibrant Inwood neighborhood of Manhattan, this property benefits from proximity to key institutions like Columbia University Athletic Complex and New York-Presbyterian Allen Hospital. The area offers a mix of residential and commercial growth, with excellent access to public transit via the 1 Train and A Train, connecting directly to Midtown and Downtown Manhattan. Inwood is an emerging neighborhood with strong demand for housing, making this an ideal location for development.

TRANSPORTATION

- 1 Train and A Train, connecting directly to Midtown and Downtown Manhattan

BUS LINE

Bx7, Bx20, Bx9, 1, B3, B12, Bx12 - SBS



TRANSPORTATION MAP



ABOUT INWOOD, NEW YORK, NY

Inwood is a vibrant and rapidly evolving neighborhood located at the northern tip of Manhattan. Historically known for its close-knit community and green spaces, Inwood is now experiencing a transformation, with new residential and commercial developments attracting a mix of longtime residents and newcomers. The area offers a unique combination of urban living and natural beauty, including Inwood Hill Park, one of the last remaining natural forests in Manhattan, providing ample green space for outdoor activities.

Inwood's strategic location offers easy access to Midtown and Downtown Manhattan through the 1 Train and A Train, making it an ideal spot for commuters. With its affordable housing options compared to other parts of Manhattan, Inwood is becoming an increasingly popular destination for young professionals, families, and businesses. The neighborhood is home to several key institutions, including the Columbia University Athletic Complex and NewYork-Presbyterian Allen Hospital, which continue to drive both residential and commercial demand.

As Inwood continues to experience revitalization, it presents a significant opportunity for real estate development and investment. The area's combination of accessibility, affordability, and growth potential makes it an attractive choice for developers looking to capitalize on the demand for housing, retail, and mixed-use spaces. With a strong community, a growing population, and increasing amenities, Inwood is poised for continued expansion, making it a compelling option for both short- and long-term investments.



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