

747 ST NICHOLAS AVENUE, NEW YORK, NY 10031

EXCLUSIVE OFFERING MEMORANDUM



IPRG



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INVESTMENT PRICING





OFFERING PRICE

\$2,500,000

INVESTMENT HIGHLIGHTS

13 Apts & 1 Store
of Units

6,562
Approx. SF

\$178,571
Price/Unit

\$381
Price/SF

**12 SRO/CLASS B UNITS, 1 APT/
CLASS A UNIT, & 1 STORE -
DELIVERED VACANT**

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to arrange for the sale of 747 St Nicholas Avenue. The subject property is a 4-story + lower level, ~6,562 square foot, mixed-use building.

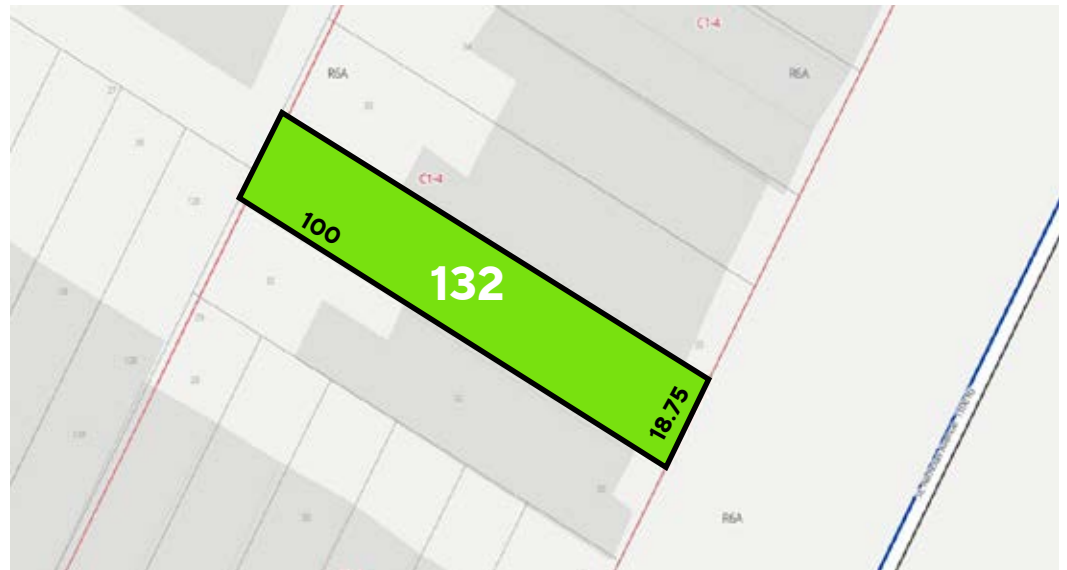
The building is comprised of 12 SRO (Class B) apartments, 1 apartment (Class A), with a restaurant on the lower level. The entire property will be delivered vacant.

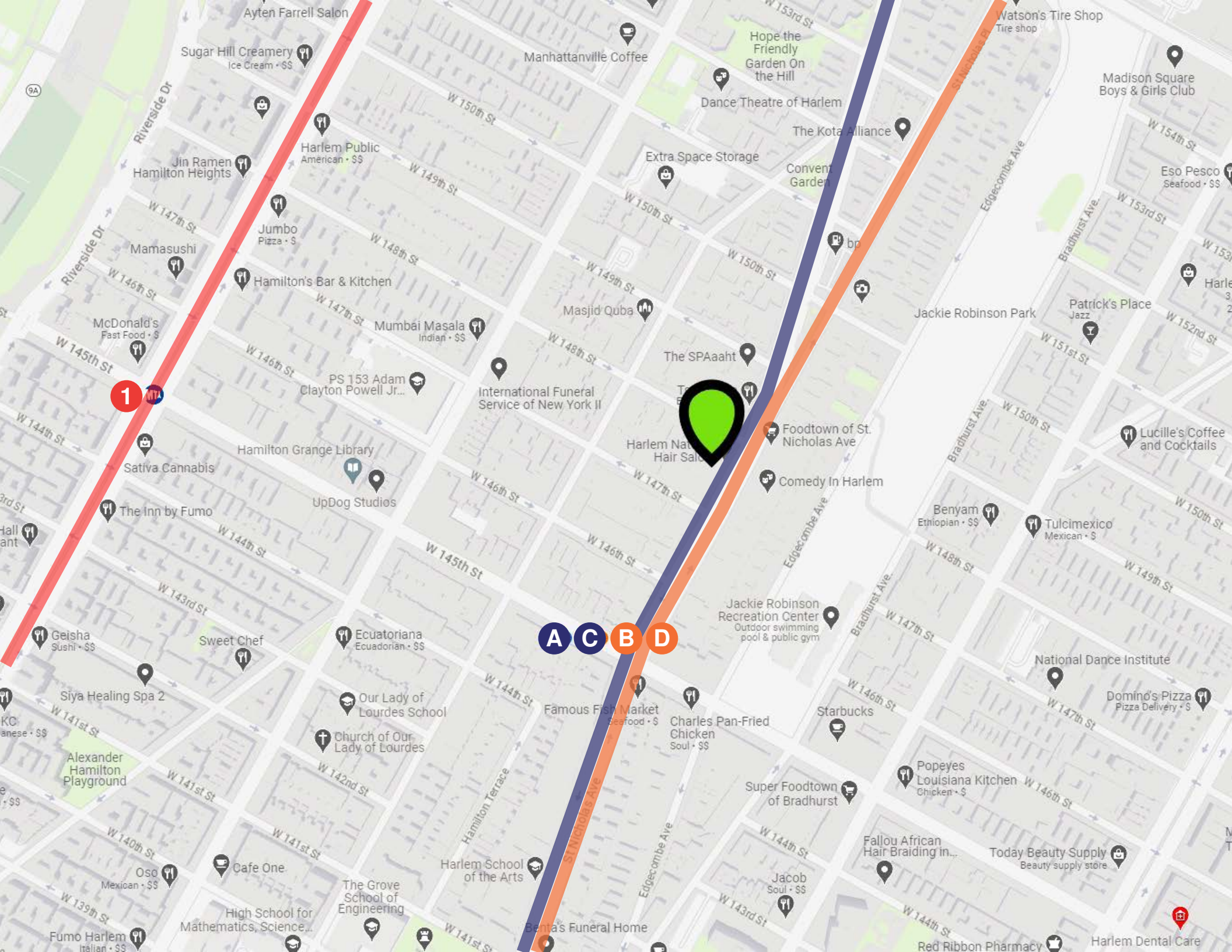
The property is ideally located on the west side of Saint Nicholas Avenue between 147th & 148th Street in Harlem, NY. It benefits from being steps from the A, C, B, & D subway station.

BUILDING INFORMATION

BLOCK & LOT:	2062-132
NEIGHBORHOOD:	Harlem, NY
CROSS STREETS:	147th Street & 148th Street
BUILDING DIMENSIONS:	18.75 ft x 70 ft
LOT DIMENSIONS:	18.75 ft x 100 ft
# OF UNITS:	12 Apts (Class B), 1 Apt (Class A), & 1 Store
APPROX. TOTAL SF:	6,562
ZONING:	C1-4 / R6A
FAR:	3.0
TAX CLASS:	Tax Class 2
TENTATIVE ASSESSMENT (24/25):	\$622,800
TAX RATE:	12.502%
TAXES (24/25):	\$77,862.46

TAX MAP





1

A C B D





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