

**541 WEST 159TH STREET, NEW YORK, NY 10032**

**EXCLUSIVE OFFERING MEMORANDUM**



**Vacant, Prime, Re-Development Opportunity in Washington Heights**

**IPRG**



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FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

<b>Robert Rappa</b>	<b>Ruben Ouazana</b>
Senior Director	Associate
718.360.8704	718.360.8543
rrappa@iprg.com	rouazana@iprg.com

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# I PRG

## INVESTMENT PRICING







**OFFERING PRICE**  
**\$900,000**

**DELIVERED VACANT**

### INVESTMENT HIGHLIGHTS

2 Apartments  
# of Units

3,480  
Approx. SF

15.33 ft x 52 ft  
Building Dimensions

R7-2  
Zoning

3  
Stories

\$259  
Price/SF

15.33 ft x 99.92 ft  
Lot Dimensions

1  
Tax Class



# I PRG

## PROPERTY INFORMATION



## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to arrange for the sale of 541 West 159th Street. The subject property is a 3-story, 3,480 SF, 2-Unit, walk-up apartment building. It will be delivered vacant and presents a prime redevelopment opportunity.

The property is located on the north side of 159th Street between Broadway & Amsterdam Avenue. It is in proximity to the 1 subway station at 157th Street & Broadway and the C subway station at 163rd Street and Amsterdam Avenue.

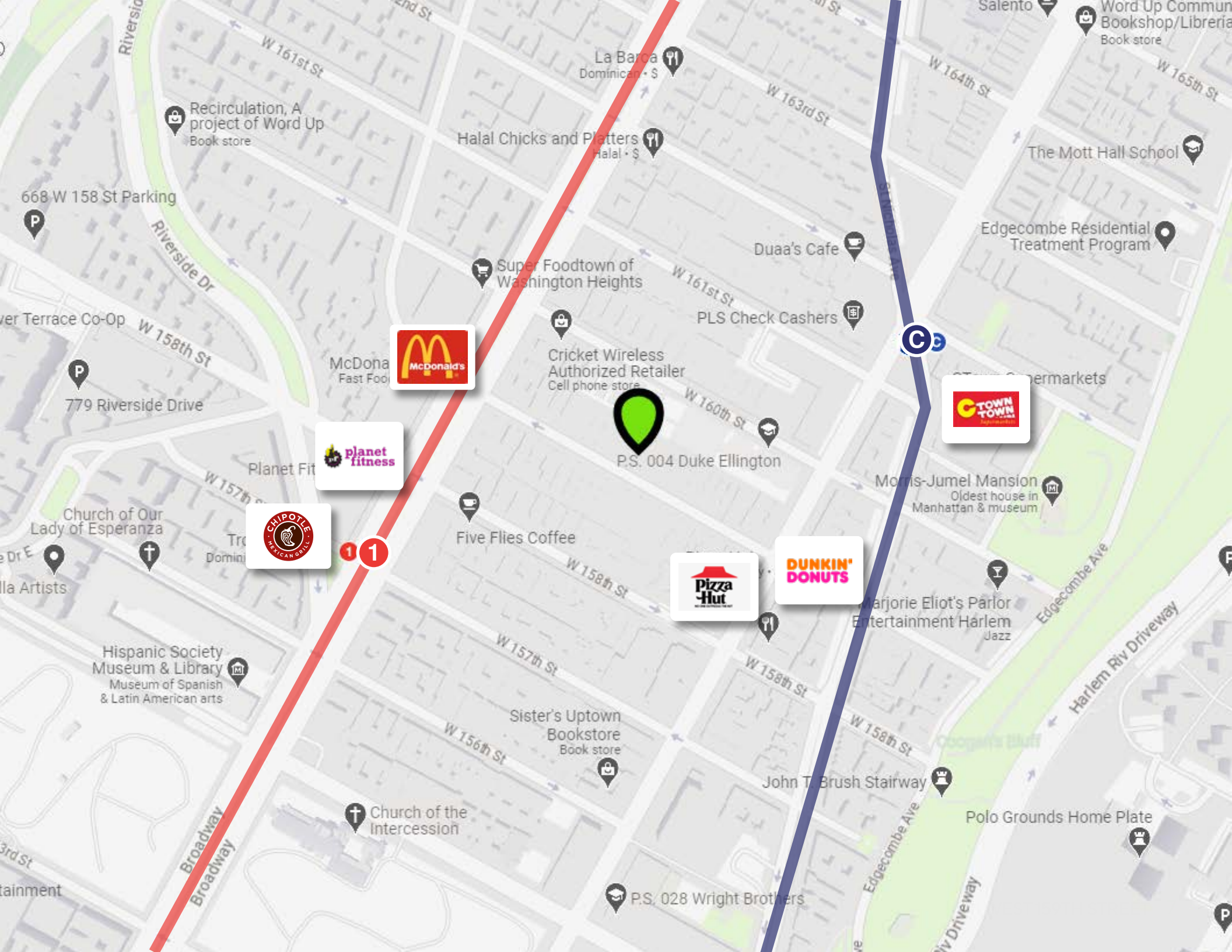
## BUILDING INFORMATION

<b>BLOCK &amp; LOT:</b>	02118-0055
<b>NEIGHBORHOOD:</b>	Washington Heights
<b>CROSS STREETS:</b>	Broadway & Amsterdam Avenue
<b>BUILDING DIMENSIONS:</b>	15.33 ft x 52 ft
<b>LOT DIMENSIONS:</b>	15.33 ft x 99.92 ft
<b># OF UNITS:</b>	2 Apartments
<b>APPROX. TOTAL SF:</b>	3,480
<b>ZONING:</b>	R7-2
<b>FAR:</b>	3.4
<b>TAX CLASS:</b>	Tax Class 1
<b>ASSESSMENT (24/25):</b>	\$29,237.00
<b>TAX RATE:</b>	20.085%
<b>TAXES (24/25):</b>	\$5,872.25

## TAX MAP







An aerial photograph of a city, likely New York City, showing a complex highway interchange with multiple lanes and overpasses. The surrounding area is densely packed with buildings of various heights and styles, interspersed with green spaces and trees. The overall scene is captured in a high-angle, wide-area shot.

**IPRG**

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NEW YORK, NY 10032**

**ROBERT  
RAPPA**  
718.360.8704  
[rrappa@iprg.com](mailto:rrappa@iprg.com)

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**RUBEN  
OUAZANA**  
718.360.8543  
[rouazana@iprg.com](mailto:rouazana@iprg.com)