

**5073 BROADWAY, NEW YORK, NY 10034**

**EXCLUSIVE OFFERING MEMORANDUM**

**Vacant Commercial Building in Inwood**



**IPRG**

5073 BROADWAY, NEW YORK, NY 10034

**IPRG** COMMERCIAL BUILDING FOR SALE

5073 BROADWAY, NEW YORK, NY 10034

VACANT COMMERCIAL BUILDING FOR SALE

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# IPRG

## INVESTMENT PRICING

5073 BROADWAY





**OFFERING PRICE**  
**\$5,000,000**

**INVESTMENT HIGHLIGHTS**

50' x 100'  
 Lot Dimensions

C2-4 / R7D  
 Zoning

21,000  
 Approx. Buildable SF

28,000  
 Approx. MIH Buildable SF

14,250  
 Approx. Rentable SF

**DELIVERED VACANT**

4.2  
 FAR - Residential

5.6  
 FAR - Mandatory  
 Inclusionary Housing

\$238  
 \$/BSF

\$179  
 \$/MIH BSF

\$333  
 \$/Rentable SF

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## PROPERTY INFORMATION

5073 BROADWAY



# 5073 BROADWAY, NEW YORK, NY 10034

VACANT COMMERCIAL BUILDING **FOR SALE**

## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been retained on an exclusive basis to arrange for the sale of 5073 Broadway, a 2-story + lower level (on the C of O), commercial building, featuring ~9,500 SF above grade and ~4,750 SF below grade, totaling ~14,250 rentable SF.

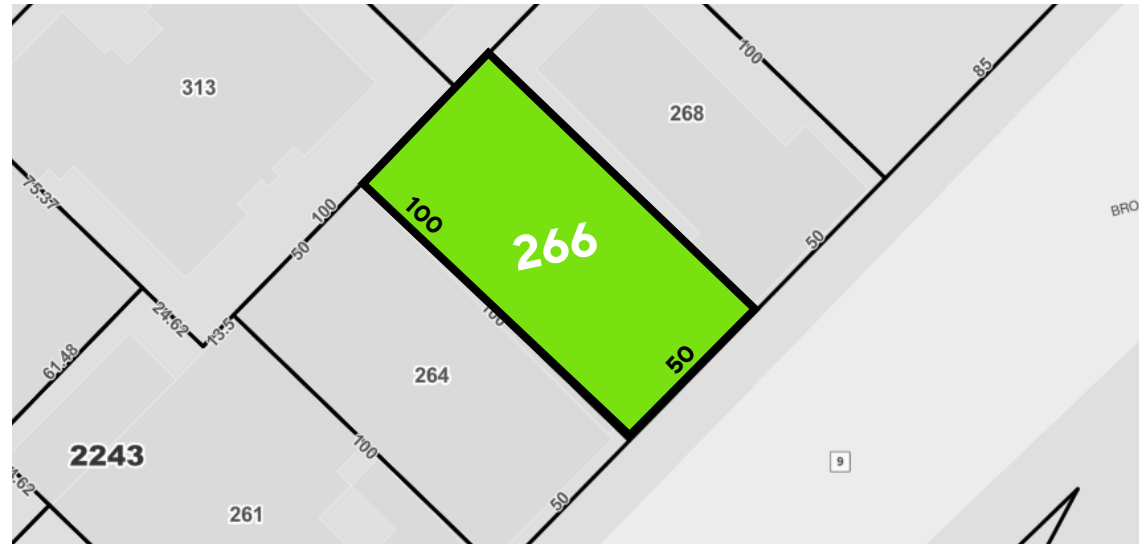
The site is situated in a C2-4/R7D zoning district which allows for 21,000 Buildable Square Feet (as-of-right) and 28,000 Buildable Square Feet with mandatory inclusionary housing. It is located on the west side of Broadway between 215th & 218th Streets in the Inwood neighborhood, just a block away from the 1 subway station at 215th Street.

The property is currently vacant posing a prime owner-user opportunity.

## BUILDING INFORMATION

BLOCK & LOT	2243-266
NEIGHBORHOOD	Inwood
CROSS STREETS	218th & 215th Streets
BUILDING DIMENSIONS	50' x 100'
BUILDING SF	9,500 (Above Grade); 4,750 (Below Grade)
LOT DIMENSIONS	50' x 100'
LOT SF	5,000
ZONING	C2-4 / R7D
FAR	4.2 Residential; 5.6 Residential (Mandatory Inclusionary Housing)
BUILDABLE SF	21,000
BUILDABLE SF (with MIH)	28,000
TENTATIVE ASSESSMENT (25/26)	\$1,241,640
TAX CLASS	Tax Class 4
TAX RATE	10.592%
TAXES (25/26)	\$131,514.51

## TAX MAP



# 5073 BROADWAY, NEW YORK, NY 10034

VACANT COMMERCIAL BUILDING FOR SALE

PROPERTY MAP



# 5073 BROADWAY, NEW YORK, NY 10034

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ADDITIONAL PROPERTY PHOTOS





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