

2568-2574 Broadway

74-UNIT PRE WAR, ELEVATOR
APARTMENT BUILDING

Broadway and West 97th Street





FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

HALL OSTER

Managing Director
+1 212 377 2136
hall.oster@am.jll.com

BOB KNAKAL

Chairman, NY Investment Sales
+1 212 812 5973
bob.knakal@am.jll.com

ETHAN STANTON

Managing Director
+1 212 915 7237
ethan.stanton@jll.com

JONATHAN HAGEMAN

Managing Director
+1 212 812 5995
jonathan.hageman@am.jll.com

TEDDY GALLIGAN

Vice President
+1 212 377 2519
teddy.galligan@am.jll.com

BRAEDON GAIT

Associate
+1 212 812 5992
braedon.gait@am.jll.com

FOR FINANCING GUIDANCE, PLEASE CONTACT:

MAX HERZOG

Senior Managing Director
+ 212 812 5815
max.herzog@am.jll.com

MICHAEL SHMUELY

Managing Director
+1 917 864 1284
michael.shmuely@am.jll.com

RETAIL LEASING GUIDANCE:

JESSE WOLFF

Associate Vice President
+1 212 271 6393
jesse.wolff@am.jll.com

Property Information

PROPERTY LOCATION

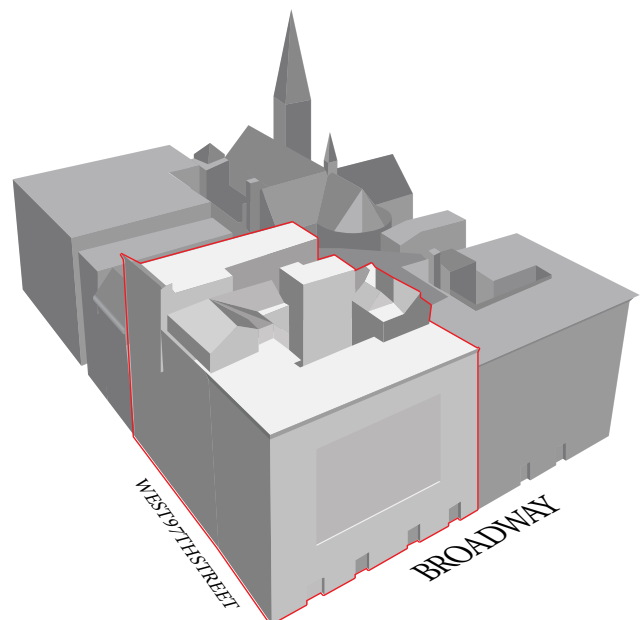
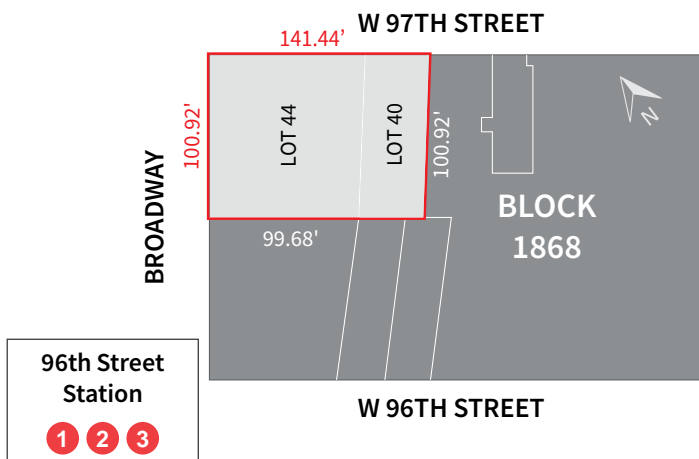
ADDRESS: 2568-2574 Broadway (aka 226 & 230 West 97th Street)
LOCATION: Southeast corner of Broadway and West 97th Street

BUILDING INFORMATION	230 WEST 97TH ST	226 WEST 97TH ST	TOTAL
BLOCK / LOT:	1868 / 44	1868 / 40	-
BUILDING DIMENSIONS:	94' x 100.92'	41.44' x 85'	135.44' x 100.92' (Irr.)
STORIES:	7 (Plus Penthouses)	8	- (Plus Basement)
GROSS SQ. FT:	61,060	22,275	83,335
ELEVATORS:	3	1	4
RESIDENTIAL UNITS:	35	36	71
RETAIL UNITS:	3	0	3
TOTAL UNITS:	38	36	74
LOT DIMENSIONS:	100' x 100.92'	41.44' x 100.92'	141.44' x 100.92'
LOT SQUARE FOOTAGE:	10,092	4,182	14,274
ZONING:	C4-6A, EC-3	R9	-
FAR:	10.0 (Resi.) / 2.0 (Comm.)	7.52 (Resi.) / 10.0 (CF)	-
MAX BUILDABLE SF:*	100,920	41,821	142,741
UNUSED AIR RIGHTS:**	N/A	N/A	N/A
HISTORIC DISTRICT:	No	No	-
ASSESSMENT (22/23):	\$6,466,950	\$1,280,444	\$7,747,394 (Tax Class 2)
FULL TAXES (22/23):	\$791,231	\$156,662	\$947,894

Note: All SF measurements are approximate

*Assumes 10.0 (Resi.) FAR on the corner builder and 10.0 (CF) FAR on the in-line building.

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Property Highlights



Pre-War, Trophy Elevator Building of Substantial Scale - 8 Stories - 74 Units - 83,335 Gross Sq. Ft.



Rare Opportunity to Control 242' of Wrap-Around, Broadway Frontage



Multiple Paths to Add Immediate Value Through Free Market Unit Renovations, Lobby / Common Area Upgrades & Addition of Tenant Amenities



8,018 Sq. Ft. of Ground Floor Retail on Broadway – Considered One of Manhattan’s Premier Retail Corridors, Broadway Features an Eclectic Mix of Both National Retailers and Local Curated Shops



Steps from 96th Street 1 2 3 Subway Station and 2 Blocks from 96th Street B C Subway Station



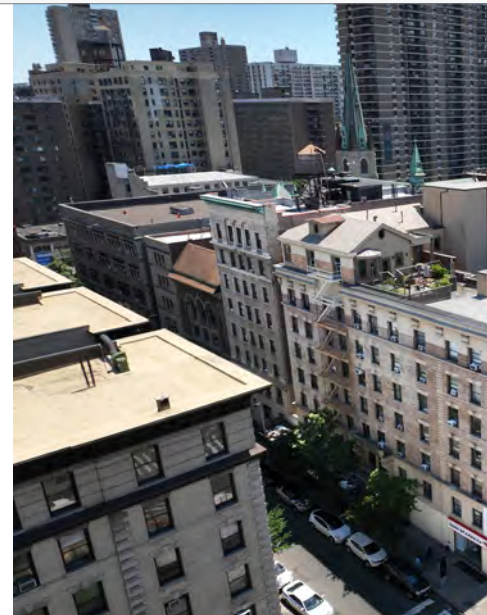
Credit Retail Tenancy - Anchored by Bank of America (S&P: A- Credit Rating) and Paris Baguette



51' of Grandfathered Broadway Bank Frontage (Local Zoning Limits New Bank Frontage to 25')



96th Street Renaissance – 5 Prominent Developments Recently Completed or in the Development Pipeline Within 4 Blocks of the Property



2568-2574 Broadway



Unrivaled Access to Green Space – Nestled Between Central Park and Riverside Park



Manhattan Post-COVID Residential Rebound – With Home Sales and Rents Currently Above Pre-Pandemic Levels, 2568-2574 Broadway Will Benefit from an Influx of New and Returning Residents



New York City's Retail Recovery - New Store Openings Across Manhattan are Signaling the Release of Pent-up Retail Leasing Demand



Supply Constrained Submarket with Limited Competitive Housing Stock – Luxury Condo Development, Stabilized Unit Warehousing & Single-Family Townhouse Conversions Reducing Local Rental Supply



Apartments Transcend Quality of Competitive Rental Housing



Corner Building with Quality Light & Air



Upper West Side Transformation - 17 Large-Scale Residential Developments (Nine Along Broadway) Totaling 975+ Units, Bringing Greater Wealth & Disposable Income to the Neighborhood

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BROADWAY FRONTAGE

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330 Madison Avenue, 4th Floor | New York, New York 10017

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