

133
W 70 ST





133

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PROPERTY INFORMATION

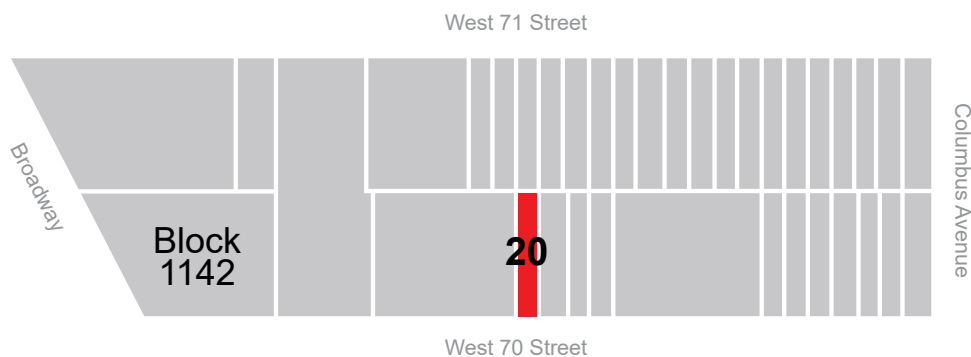
Address:	133 West 70th Street
Location:	Located on the north side of West 70th Street between Columbus Avenue and Broadway
Block / Lot:	1142 / 20

BUILDING INFORMATION

Building Dimensions:	19.92' x 81'
Stories:	6 (Plus Cellar)
Gross Square Footage:	8,045* (Estimated, Subject to Verification)
Lot Dimensions:	19.92' x 100.42'
Lot Square Footage:	2,000
Zoning / FAR:	R8B / 4.0
Total Buildable SF:	8,001
Additional Air Rights:	None / Overbuilt
Historic District:	Upper West Side / Central Park West
Assessment (23/24):	\$1,150,200 (Tax Class 2)
Projected Taxes (23/24):	\$122,450**

*Estimated based upon combination of sandborn map & survey

**Taxes currently exempt due to non-profit ownership and have not been actively appealed



ASKING PRICE: \$5,300,000



PROPERTY DESCRIPTION

JLL has been retained on an exclusive basis to arrange for the sale of 133 West 70th Street, a ~20' wide 6-story elevatored former convent located on the north side of West 70th Street between Broadway and Columbus Avenue. The property is approximately 8,045 square feet above grade and will be delivered vacant at closing.

The building will attract purchasers looking to acquire an asset with zero exposure to Rent Regulation in a Manhattan neighborhood anchored by strong fundamentals and steady rent growth. 133 West 70th Street is currently configured as a 6-story convent with multiple rooms and restrooms on each floor and an extra-large three-story extension built to a depth of approximately 86'. The extension features large windows providing exceptional light and air overlooking the adjacent gardens to the east. The building also

has an elevator shaft and cab in-place ready for new equipment. Vacant delivery of the property allows purchasers the flexibility to convert to a single-family, live + income, multifamily investment property, or continue to operate the building for non-profit use.

133 West 70th Street is ideally situated steps from the Upper West Side's bustling West 72nd Street corridor that has established itself as a highly sought-after neighborhood for residential, retail, and office tenants alike. The property is a three-minute walk to the 1 2 3 train at 72nd providing convenient access to Midtown Manhattan in under 10 minutes.

The property will appeal to an array of purchasers seeking a vacant re-positioning opportunity in one of Manhattan's most established neighborhoods. The building is being sold on an as-is where-is basis.

PROPERTY HIGHLIGHTS



EXEMPTION FROM
RENT REGULATION



VALUE-ADD OPPORTUNITY



6 STORIES / 8,045 SQUARE FEET*



VACANT DELIVERY



ELEVATORED



TALL CEILINGS WITH
LARGE EXTENSION



2 BLOCKS FROM 1 2 3
SUBWAY LINES



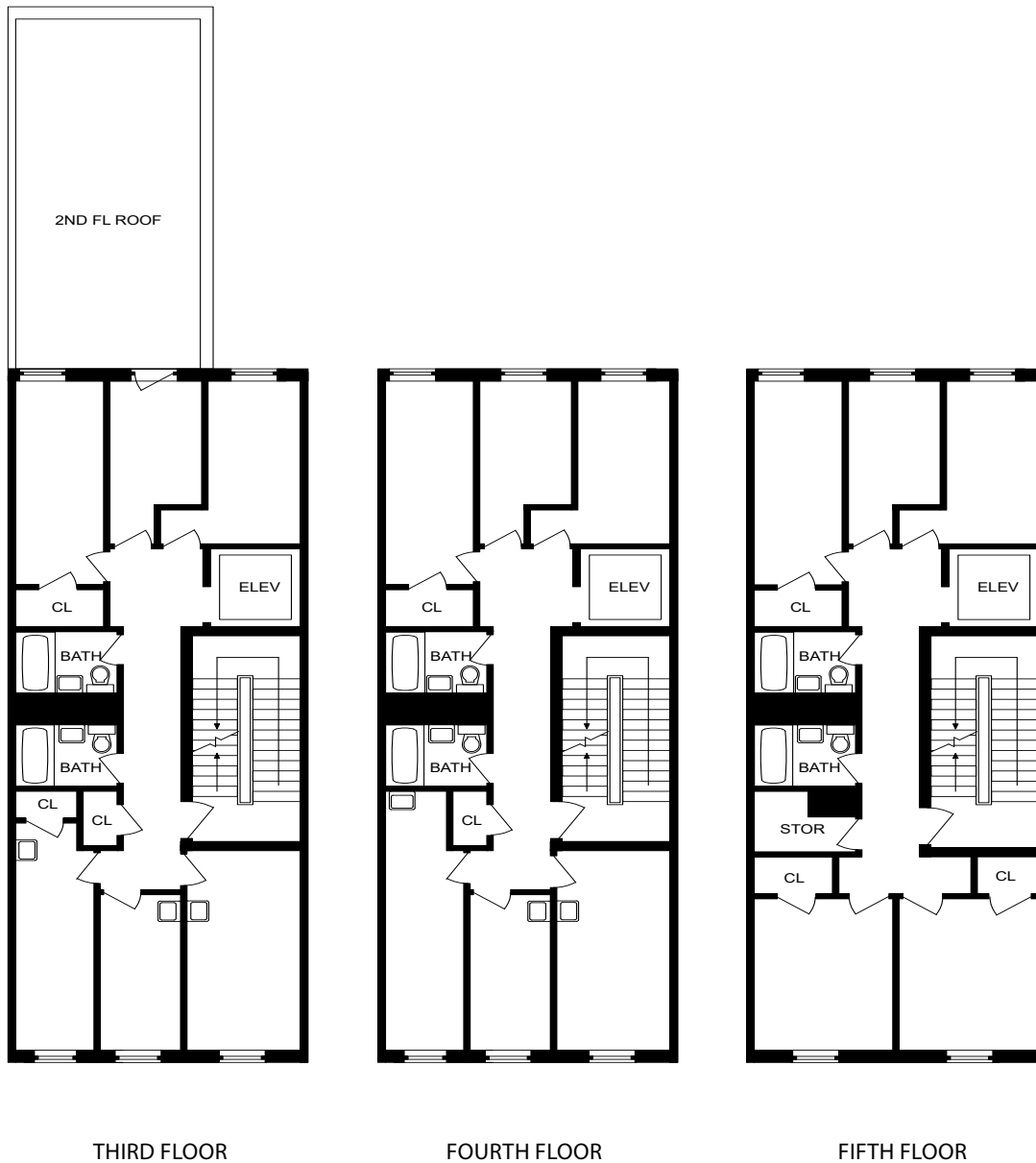
2 BLOCKS FROM CENTRAL PARK
AND RIVERSIDE DRIVE PARK

*Estimated, Subject to Verification

FLOOR PLANS | CELLAR - SECOND FLOOR



FLOOR PLANS | THIRD - FIFTH FLOOR



133

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