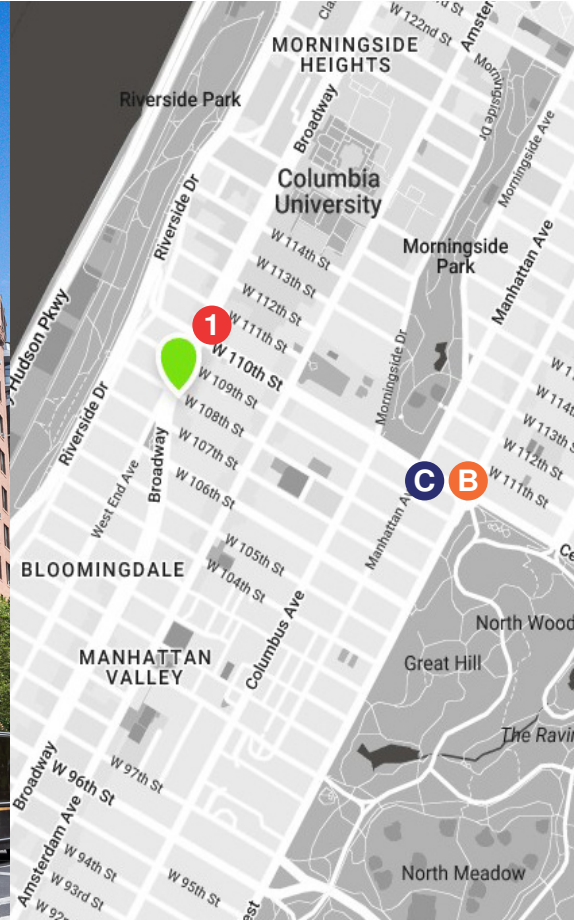


IPRG

2794 BROADWAY NEW YORK, NY 10025

CLOSED



SALE PRICE

\$9,510,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01879-0061
NEIGHBORHOOD:	Upper West Side
CROSS STREETS:	Corner of Broadway & W 108th St
PROPERTY DIMENSIONS:	23 ft x 110 ft
LOT DIMENSIONS:	26 ft x 111 ft
ZONING:	R9A, R8B, C1-5, EC-3
FAR:	7.52
TAX CLASS:	2

SALE METRICS

13 Apts & 3 Stores
of Units

15,663
Approx SF

6.99%
Current Cap Rate

7.29%
Pro Forma Cap Rate

\$607
Price/SF

ZACHARY
ZISKIN
718.360.0969

ADAM
LOBEL
718.360.8815

JUSTIN
ZEITCHIK
718.360.8827

BEN
CIRELLA
718.360.4941