

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

**EXCLUSIVE OFFERING MEMORANDUM**

**Vacant Commercial Building in Inwood**

**IPRG**



5073 BROADWAY, NEW YORK, NY 10034

**IPRG**

VACANT COMMERCIAL BUILDING FOR SALE

5073 BROADWAY, NEW YORK, NY 10034

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FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

**Robert Rappa**

Senior Director

718.360.8704

rrappa@iprg.com

**Ruben Ouazana**

Associate

718.360.8543

rouazana@iprg.com

**Noah Trugman**

Associate

718.704.0942

ntrugman@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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# IPRG

## INVESTMENT PRICING

5073 BROADWAY







**OFFERING PRICE**

**\$4,250,000**

## 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

\$202  
\$/BSF

\$151  
\$/MIH BSF

\$298  
\$/Rentable SF



# IPRG

## PROPERTY INFORMATION

5073 BROADWAY





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.

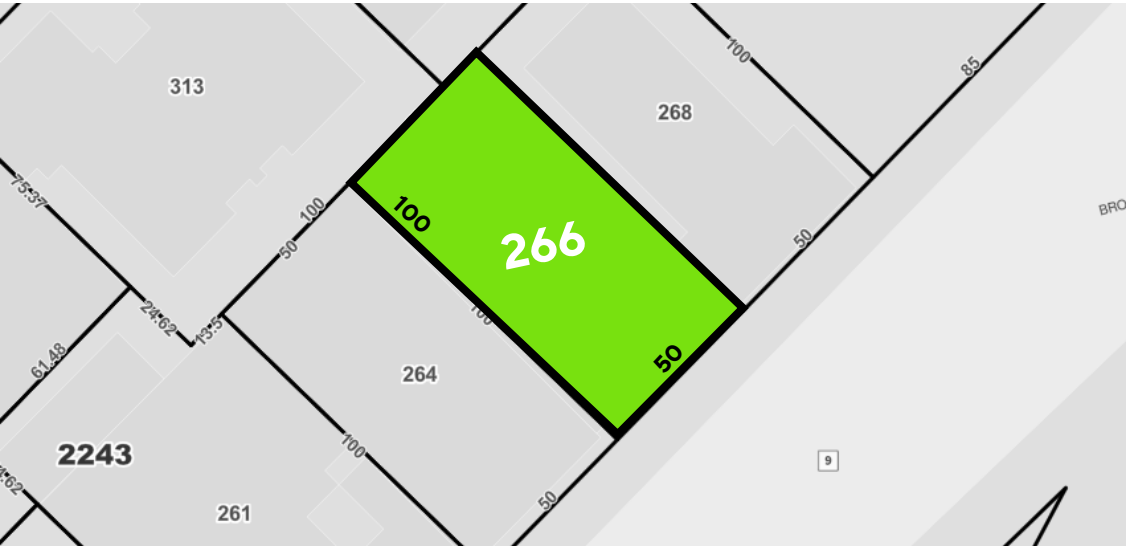
The site is situated in a C2-4/R7D zoning district which allows for 21,000 Buildable Square Feet (as-of-right) and 28,000 Buildable Square Feet with mandatory inclusionary housing. It is located on the west side of Broadway between 215th & 218th Streets in the Inwood neighborhood, just a block away from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



## VACANT COMMERCIAL BUILDING **FOR SALE**

This map shows the Inwood neighborhood in New York City, featuring the Harlem River and Inwood Hill Park. A red line with circular markers containing the number '1' runs diagonally across the map. A green location pin is placed on this line near W 215th St. The map includes various landmarks such as Inwood Hill Park, Inwood Farm, Brown Sugar Bar & Restaurant, and several schools. Major roads like Broadway and the Henry Hudson Bridge are also visible. Commercial logos for UPS, McDonald's, and Target are present, along with a red 'H' icon.



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## ADDITIONAL PROPERTY PHOTOS





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