

145 WEST 94TH STREET, NEW YORK, NY 10025

EXCLUSIVE OFFERING MEMORANDUM

IPRG



5 Unit Brownstone in the Upper West Side - Live Plus Income Opportunity for Homebuyer or Investor

145 WEST 94TH STREET, NEW YORK, NY 10025

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FREE MARKET 5 UNIT BROWNSTONE IN THE UPPER WEST SIDE

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FREE MARKET 5 UNIT BROWNSTONE IN THE UPPER WEST SIDE FOR SALE

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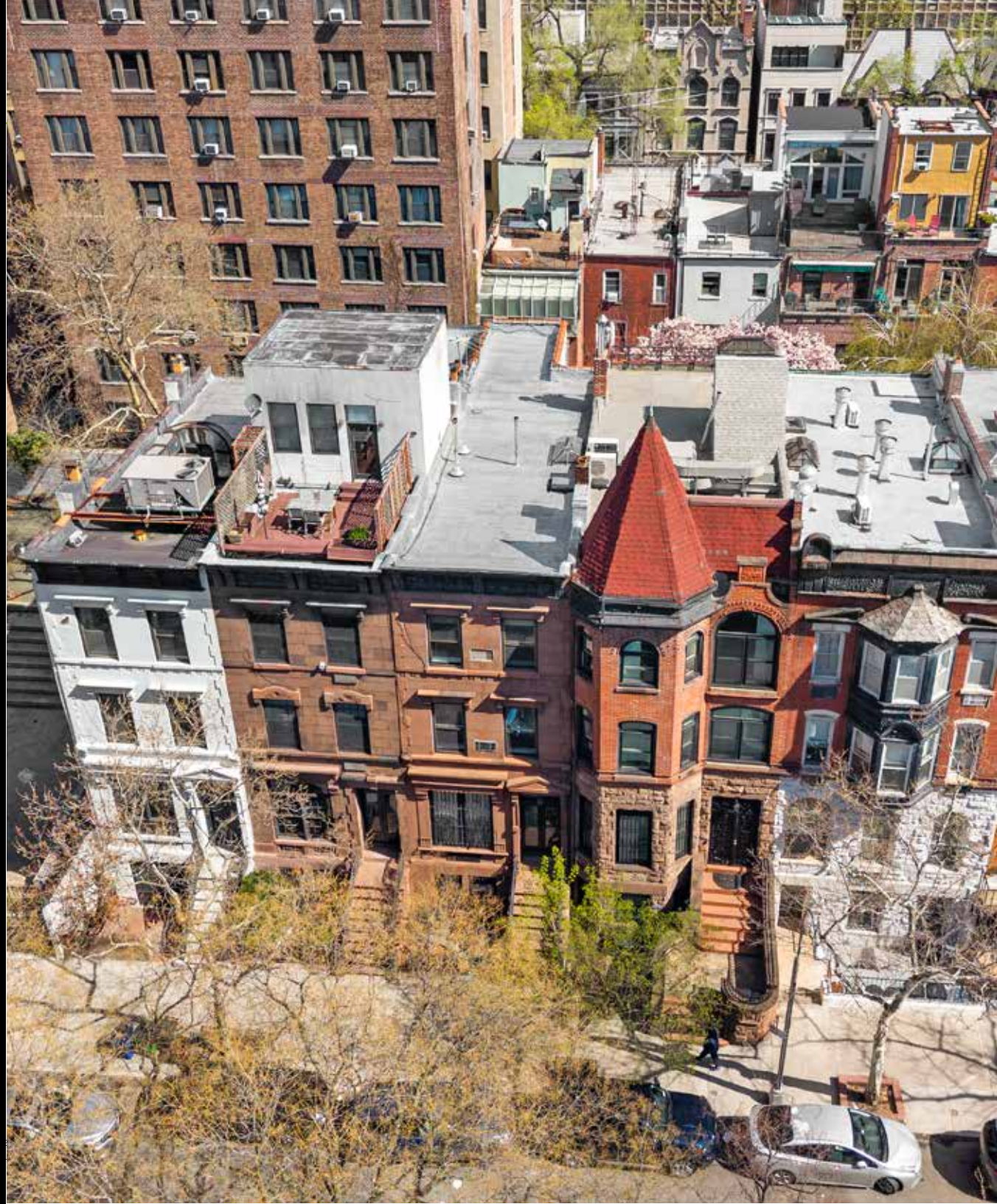
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INVESTMENT PRICING

145 WEST 94TH STREET





CENTRAL PARK

JACQUELINE KENNEDY
ONASSIS RESEVOIR

145 WEST 94TH
STREET

OFFERING PRICE

\$4,800,000

INVESTMENT HIGHLIGHTS

5 Apts
of Units

4,400
Approx. SF

\$1,091
Current Price/SF

\$73,567
Real Estate Taxes (2A)

CAN BE DELIVERED VACANT

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RENT ROLL

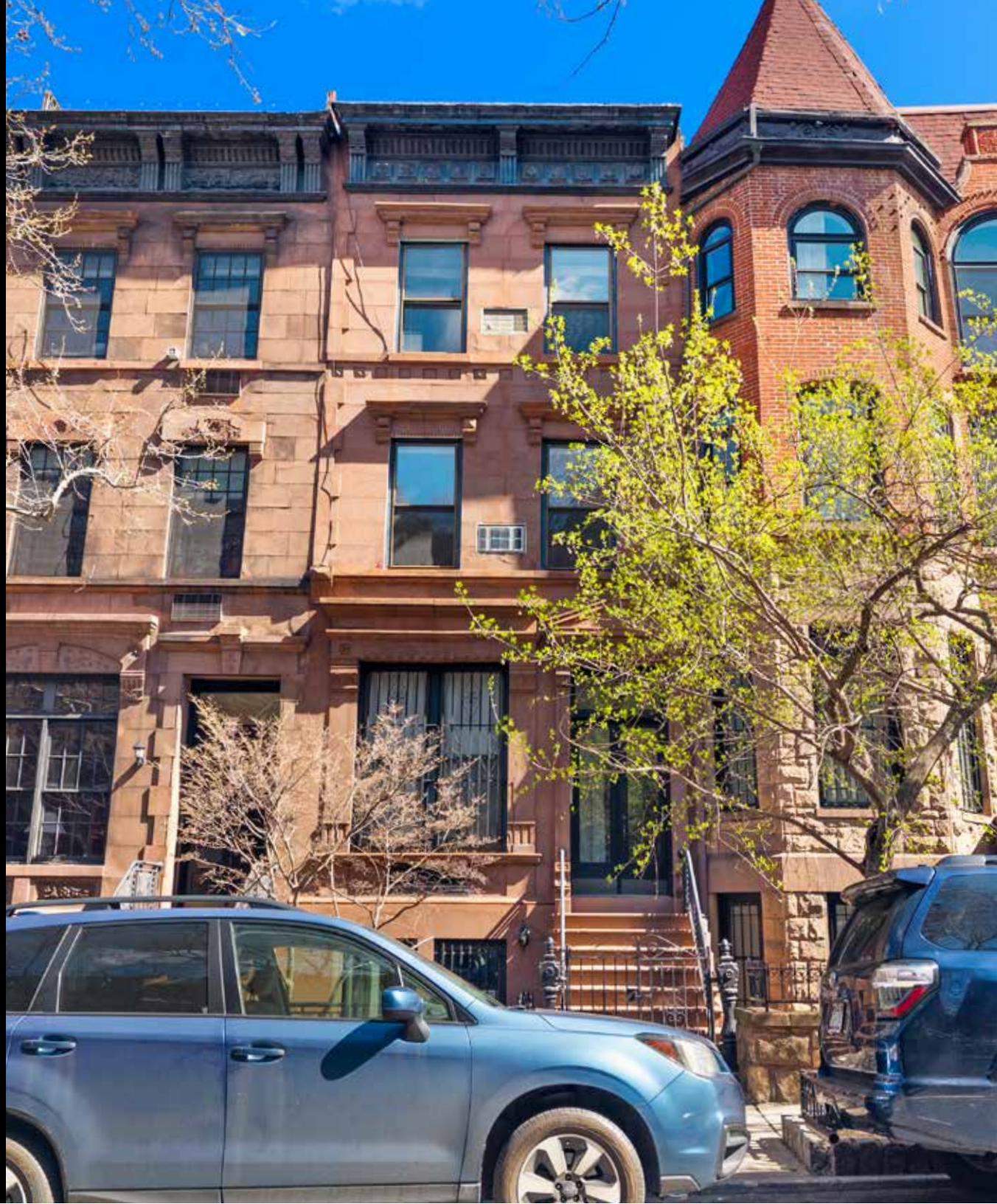
UNIT	TYPE	APPROX. SF	CURRENT	NOTES
BSMT/Garden/Parlor	Duplex - 4 Bed / 2.5 Bath	2,300	\$0	Vacant - Backyard Access
3rd Floor Front	Studio	400	\$0	Vacant
3rd Floor Rear	1 Bedroom	600	\$2,600	MTM - Can be Vacant
4th Floor Front	Studio	400	\$0	Vacant
4th Floor Rear	1 Bedroom	600	\$2,600	MTM - Can be Vacant
		MONTHLY:	\$5,200	CAN BE DELIVERED VACANT
		ANNUALLY:	\$62,400	

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PROPERTY INFORMATION

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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to exclusively offer 145 West 94th Street, a 4-story brownstone with a finished cellar located on West 94th Street between Columbus and Amsterdam Avenue in Manhattan's prestigious Upper West Side.

The legal 5-unit property is built approximately 17 ft x 48 ft, with a 10 ft x 14 extension, totaling approximately 4,400 square feet.

The property sits on a 17 ft x 100.67 ft lot and is zoned R7-2 with approximately 2,223 square feet of additional air rights for redevelopment. It is not in the historical district.

It is currently configured as a 2,300 SF, 4 bed / 2.5 bath duplex with backyard access on the garden and parlor levels. This unit also has a finished basement with recreational space. The 3rd and 4th floors each feature a 400 SF front studio and a 600 SF one-bedroom unit in the rear.

The sprinklered property has been well maintained. Each unit has been modernized in recent years. It also benefits from the highly sought after 2A tax class.

It is steps away from the Central Park and prime retail on Broadway and Columbus Avenue. The building is steps to the 1, 2, 3, B, & C subway entrances at 96th Street.

BUILDING INFORMATION

BLOCK & LOT:	1225-114
NEIGHBORHOOD:	Upper West Side
CROSS STREETS:	Amsterdam and Columbus Ave
BUILDING DIMENSIONS:	17 ft x 48 ft + 10 ft x 14 ft extension on all levels
LOT DIMENSIONS:	17 ft x 100.67 ft
# OF UNITS:	5 Apts
APPROX. TOTAL SF:	4,400 SF
ZONING:	R7-2
FAR:	3.44
TAX CLASS / ANNUAL TAXES:	2A / \$73,567
NOTES:	Can Be Delivered Vacant

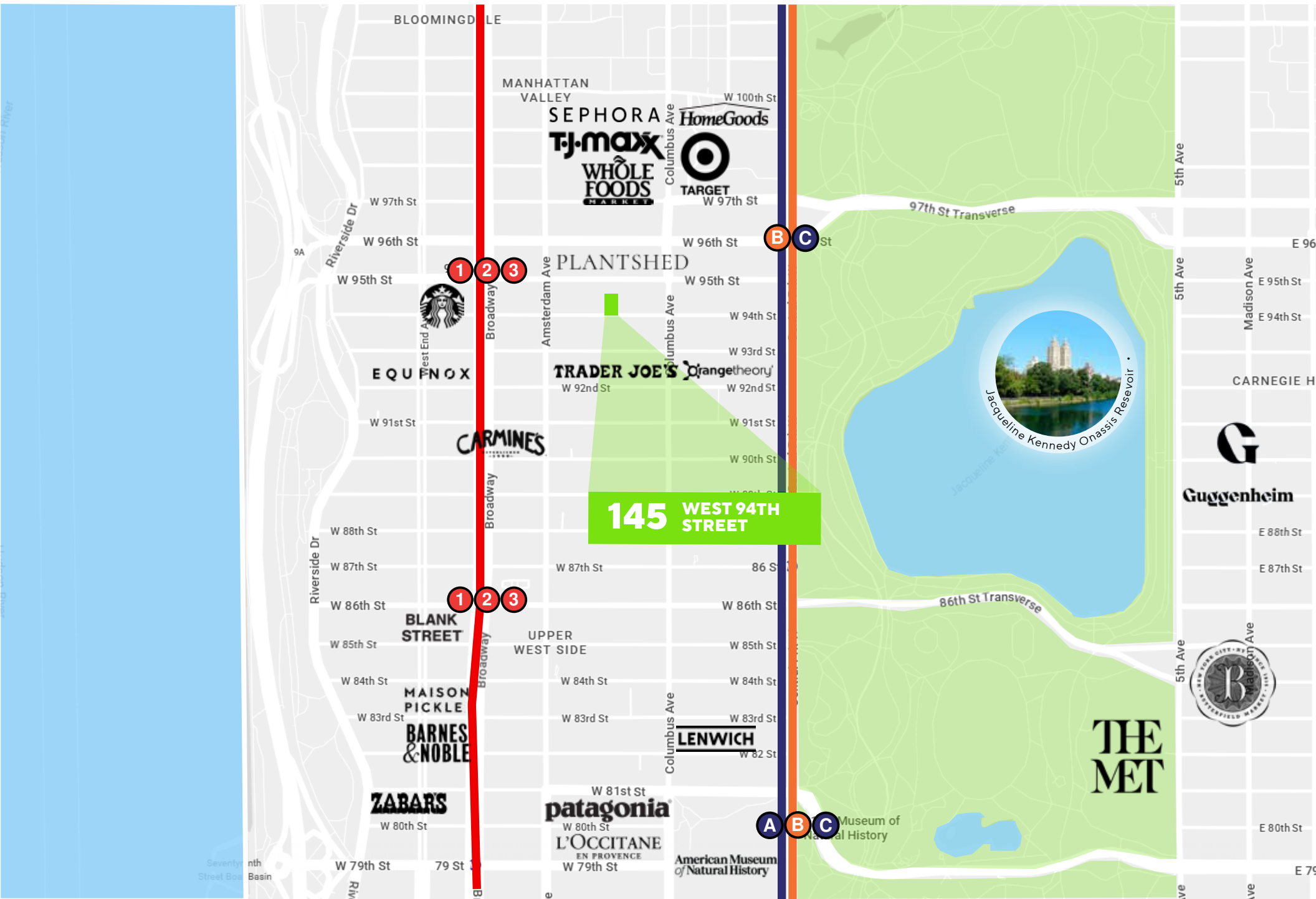
TAX MAP



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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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INTERIOR PHOTOS

DUPLEX AS-IS



BEDROOM AS-IS



DUPLEX RENDERING



BEDROOM RENDERING



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INTERIOR PHOTOS

COMMON AREA AS-IS



BACKYARD AS-IS



COMMON AREA RENDERING



BACKYARD RENDERING



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FLOOR PLANS



145 W 94th Street, NYC

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