

IPRG

68 COOPER STREET NEW YORK, NY 10034

EXCLUSIVE LISTING

68 COOPER STREET

RENDERING

OFFERING PRICE

\$2,650,000

PROPERTY DESCRIPTION

BLOCK & LOT:	2240-27
NEIGHBORHOOD:	Inwood
CROSS STREETS:	West Side of Cooper St between W 204th & W 207th Streets
ZONING:	R7A
FAR:	4.0 Residential 5.01 Residential (UAP)
ASSESSMENT (26/27):	\$478,890
TAX CLASS:	Tax Class 4
TAX RATE:	10.848%
TAXES (24/25):	\$51,949.99

INVESTMENT HIGHLIGHTS

50 ft x 100 ft

Lot Dimensions

5,000

Lot SF

25,050

Total Buildable SF (City of Yes)

\$106

Price/Buildable SF (City of Yes)

20,000

Total Buildable SF

\$132

Price/Buildable SF

- Immediate access to the A train at Broadway and West 207th Street
- Broadway & 207th Street are both vibrant retail/commercial corridors
- Market residential rents are exceeding \$60/SF, with continued upside
- ZFA can be placed almost entirely above the rock
- No need to build a cellar, no need for underpinning

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68 COOPER STREET, NEW YORK, NY 10034
PROPERTY MAP

