

176W105



CUSHMAN &
WAKEFIELD



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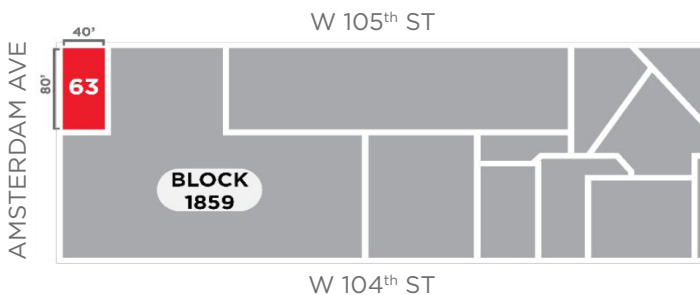
176 West 105th St. New York, NY

**10,242 SF COMMERCIAL PROPERTY WITH
REDEVELOPMENT POTENTIAL**

80' of Frontage on Amsterdam Avenue

FOR SALE

ASKING PRICE: \$9,600,000



Property Description

Cushman and Wakefield has been retained on an exclusive basis to arrange for the sale of 176 West 105th Street, a stand-alone 3 story commercial building. The property is located on the southeast corner of Amsterdam Avenue and West 105th Street, measuring approximately 10,242 square feet above grade with 120' of frontage. Presently the building is owned and operated by the YMCA as the Grosvenor Neighborhood House Y Children's School, which is anticipated to vacate by June 30, 2018. Flexible zoning (R8A / C2-5) and a potential of 20,800 buildable square feet offer purchasers a variety of repositioning options along this thriving corridor of the Upper West Side.

Currently the building is configured as a mix of classrooms and offices across the lower level, 1st and 3rd floors, a double height gymnasium on the 2nd floor, and an additional play space located on the roof. The property lends itself to a variety of potential uses including continued operation as a community facility and as a potential redevelopment into a mixed-

Property Features

Location:	On the corner of Amsterdam Avenue and West 105th Street
Block / Lot:	1859 / 63
Lot Dimensions:	40' x 80'
Building Dimensions:	40' x 80'
Stories:	3 (plus Partial 4th Story with Playground & Finished Basement)

Est. Above Grade Gross SF:	10,242 (approx.)
Est. Total Gross SF:	12,960 (approx.)

Zoning:	R8A / C2-5
Base ZFA:	6.02
Community Facility Bonus:	0.48
Lot Square Footage:	3,200

Total BSF:	19,264 (approx.)
Existing SF:	10,242 (approx.)
Additional Air Rights:	9,022 (approx.)

Total BSF W/ Bonus:	20,800 (approx.)
Existing SF:	10,242 (approx.)
Additional Air Rights:	10,558 (approx.)

Historic District:	None
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Assessment (17/18):	\$1,005,030 (Tax Class 4)
Taxes (17/18):	\$106,272

use residential or commercial property featuring a sizable retail presence along Amsterdam Avenue. In addition to the existing 10,242 square feet, there are approximately 9,022 square feet of unused air-rights that could be incorporated into a redevelopment. Furthermore, the purchaser can elect to increase the as-of-right FAR from 6.02 to 6.5 through a community facility bonus providing for another ~1,500 square feet of community facility space.

176 West 105th Street benefits from an ideal corner location in the heart of the Upper West Side with easy access to transportation and some of Manhattan's premier outdoor spaces. The property is a short walk to Columbia University, Riverside, Morningside and Central parks, as well as the 1 subway line at 103rd Street and Broadway. This opportunity will appeal to a wide array of buyers including; ground-up residential & retail developers, schools, nonprofit organizations, or some combination thereof.

For More Information, Please Contact:

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George D'Ambrosio

Director
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Location



Asking Price:
\$9,600,000

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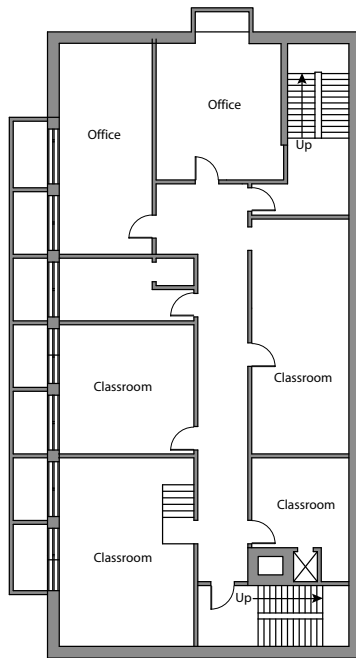
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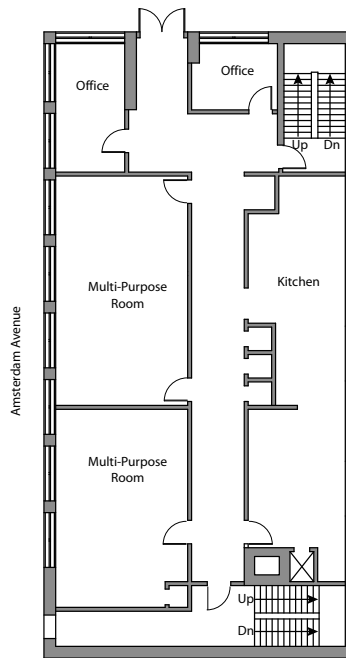
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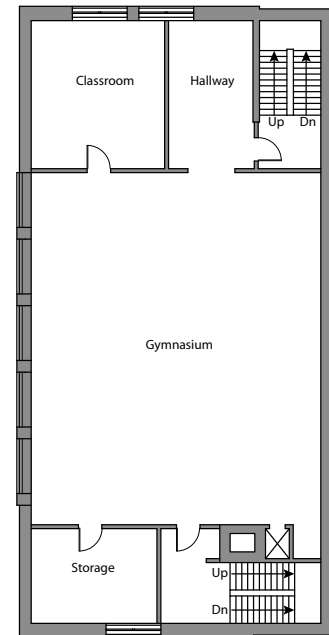
Floor Plans




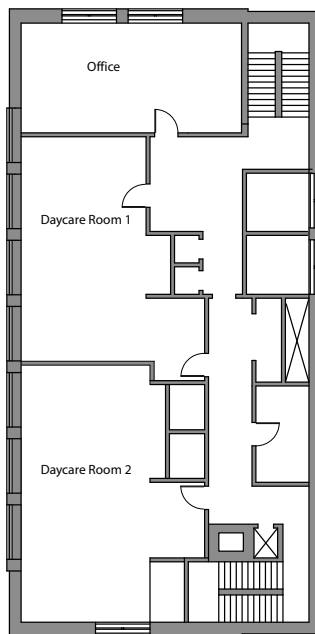
 Existing Lower Level Plan - 3120 sf
Scale: 1/16" = 1'-0"




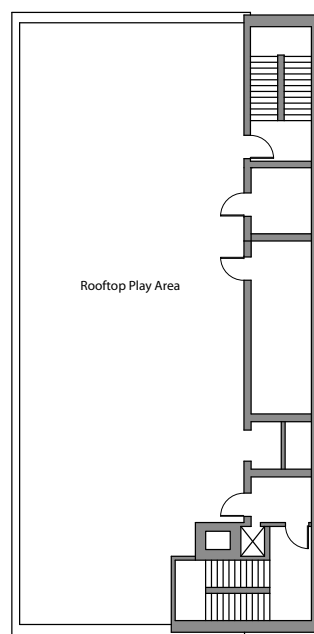
 Existing First Floor Plan - 3120 sf
Scale: 1/16" = 1'-0"




 Existing Second Floor Plan - 3120 sf
Scale: 1/16" = 1'-0"



 Existing Third Floor Plan - 3120 sf
Scale: 1/16" = 1'-0"



 Existing Roof Plan - 882 sf
Scale: 1/16" = 1'-0"

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