

AVAILABLE FOR SALE
ASKING PRICE \$5,700,000
\$166/BSF

711 WEST 179TH STREET

New York, NY 10033 | **Manhattan**



35,000 SF DEVELOPMENT OPPORTUNITY
NEAR GWB **UPPER MANHATTAN**

RIPCO
INVESTMENT SALES

711 WEST 179TH STREET
FOR SALE

INVESTMENT HIGHLIGHTS

#1

100' x 100' Property Lot
Zoned **R7-2**

#2

Potential to **build 34,397 SF Residential** or up to **65,000 Community Facility**

#3

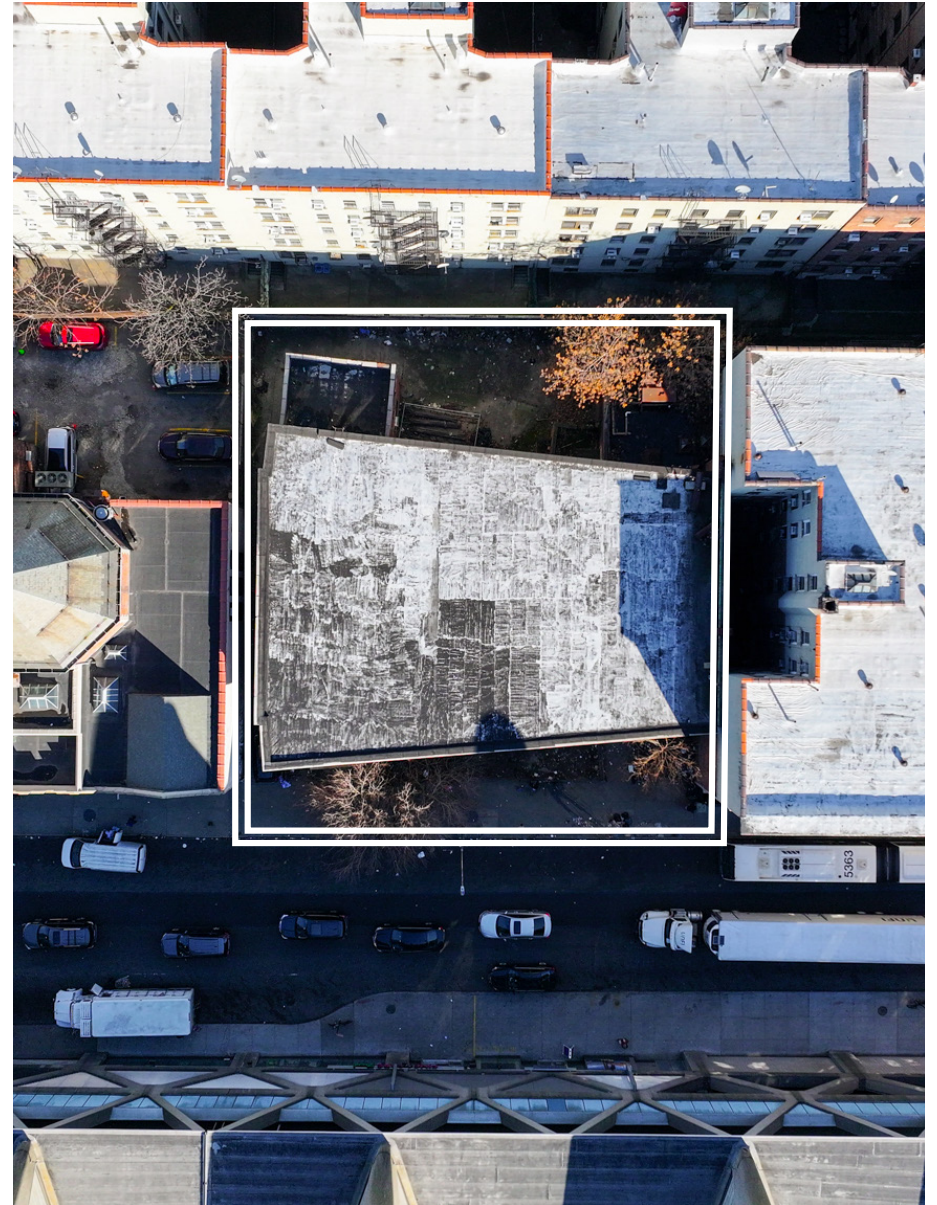
Directly Across from **George Washington Bridge Terminal**

#4

Transport Hub with **Subway and Bus Transport** Providing access across NYC and NJ **A 1** Trains

#5

Ideal Footprint For Redevelopment



PROPERTY OVERVIEW

RIPCO REAL ESTATE is pleased to present an exclusive offering at **711 WEST 179TH STREET** — in New York, NY 10033.

Located in Washington Heights, this two-story, M1-classified building covers a 10,000 square foot lot with approximately 11,557 square feet of building space. With an impressive footprint of 100 ft. x 100 ft, it's R7-2 zoning allows for residential development up to 34,397 SF, or 65,000 SF community facility development right by the George Washington Bridge. The advantageous location, combined with the building's potential for adaptive reuse or development, presents a rare chance to own and shape a piece of New York City's evolving urban landscape, particularly appealing to those with a vision for growth in a bustling urban area.

FINANCIAL SNAPSHOT

| | |
|--|-------------|
| Asking Price | \$5,700,000 |
| Total Buildable SF (Residential) | 34,397 |
| Price Per Buildable SF (Residential) | \$166/BSF |
| Total Buildable SF (Community Facility) | 65,000 |
| Price Per Buildable SF (Community Facility) | \$88/BSF |

PROPERTY SUMMARY

THE OFFERING

| | |
|------------------|-----------------------|
| Property Address | 711 West 179th Street |
| Block / Lot | 2176 / 27 |
| Lot Dimensions | 100' x 100' |

BUILDING INFORMATION

| | |
|-------------------------|---------------------|
| Stories | 2 |
| Gross SF | 11,557 SF (approx.) |
| Year Built | 1957 |
| Building Classification | M1 |
| Number of Units | 1 Commercial |

ZONING INFORMATION

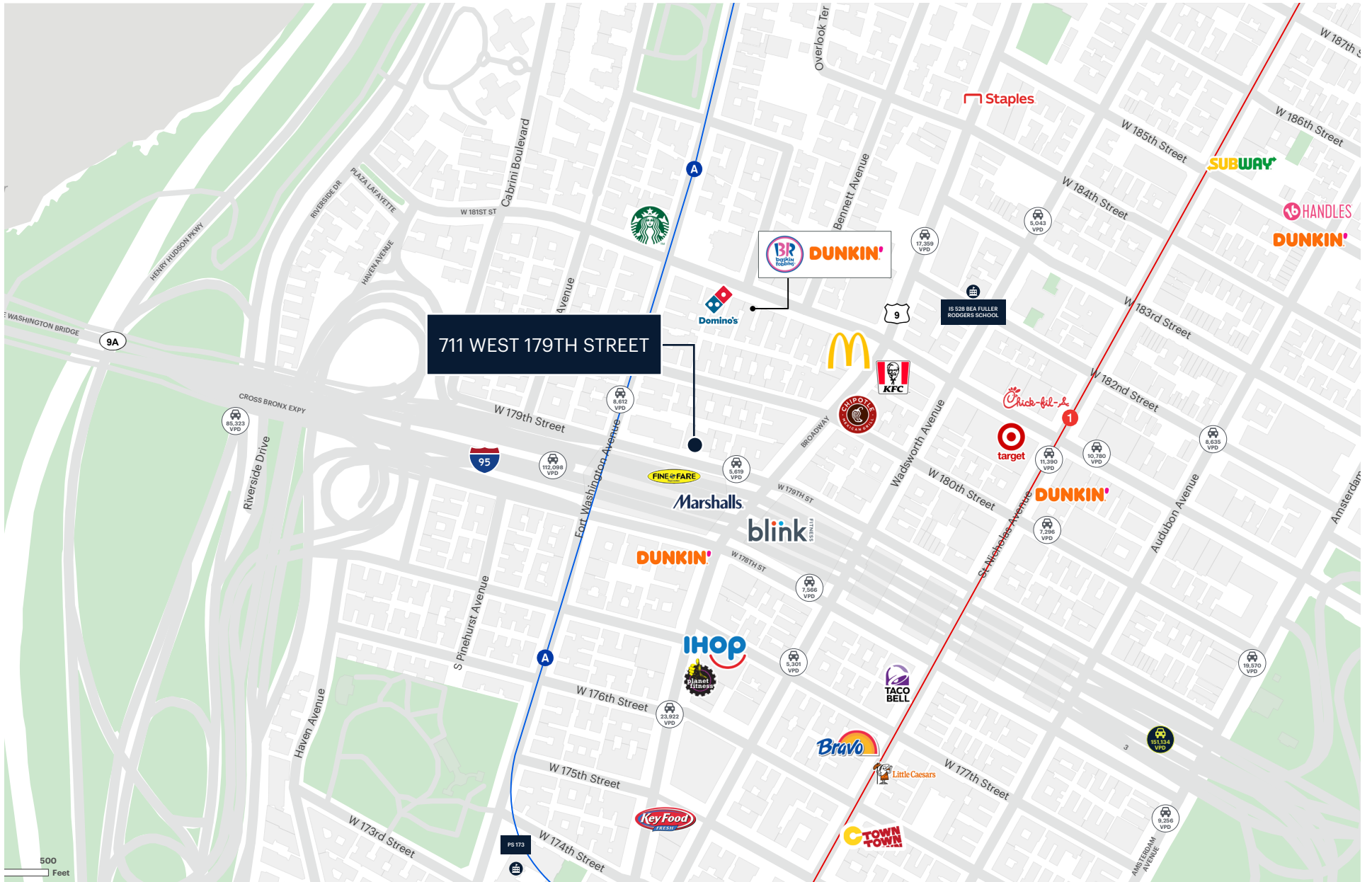
| | |
|--------------------------|---------------------|
| Zoning | R7-2 |
| FAR (Residential) | 3.44 |
| FAR (Community Facility) | 6.50 |
| Lot Size | 9,999 SF (approx.) |
| Total Buildable SF | 34,397 SF (approx.) |
| Minus Existing Structure | 11,557 SF (approx.) |
| Available Air Rights | 22,840 SF (approx.) |

NYC TAX INFORMATION

| | |
|--------------------|-----------|
| Assessment (23/24) | \$827,550 |
| Tax Rate | 10.646% |
| Taxes (23/24) | \$88,101 |

711 WEST 179TH STREET
FOR SALE

RETAIL MAP



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AERIAL PHOTOS



711 WEST 179TH STREET
FOR SALE

INTERIOR PHOTOS



**711 WEST 179TH STREET
FOR SALE**

AREA DEMOGRAPHICS



| | 1 MILE | 2 MILES | 3 MILES |
|---------------------------------|-----------------|-----------------|------------------|
| POPULATION | 145,878 | 530,231 | 1,047,827 |
| NUMBER OF HOUSEHOLDS | 56,825 | 198,858 | 393,638 |
| AVERAGE HOUSEHOLD INCOME | \$78,100 | \$68,597 | \$66,604 |
| MEDIAN HOUSEHOLD INCOME | \$52,330 | \$44,921 | \$41,136 |
| COLLEGE GRADUATES | 35,618 23.9% | 98,782 19.8% | 184,344 18.7% |
| TOTAL BUSINESSES | 2,429 | 8,629 | 18,949 |
| TOTAL EMPLOYEES | 50,524 | 133,827 | 297,586 |
| DAYTIME POPULATION | 133,092 | 444,128 | 929,877 |

711 WEST 179TH STREET FOR SALE

POPULATION MAP



INCOME MAP



CONTACT EXCLUSIVE AGENTS

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