

FOR SALE

2153-2155 Adam Clayton Powell Jr. Blvd, New York, NY 10027

Two Adjacent Mixed-Use
Buildings in Central Harlem

Ariela
GREA Partner



2153-2155 Adam Clayton Powell Jr. Blvd, New York, NY 10027

Two Adjacent Mixed-Use Buildings in Central Harlem | **FOR SALE**

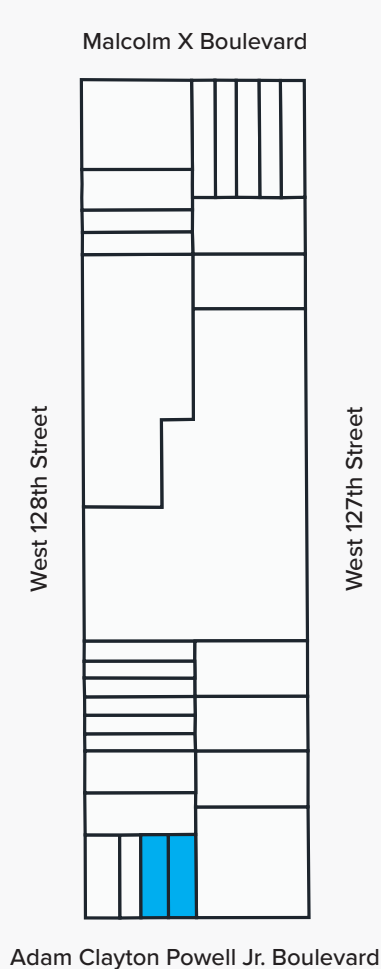


- The portfolio includes 17 residential units, 5 free-market, and 2 ground-floor commercial spaces, providing diversified income streams
- The properties contain approximately 14,400 gross square feet across two buildings situated on a 3,750 square foot combined lot
- Two Adjacent Mixed-Use Buildings in Central Harlem – The offering consists of two contiguous five-story mixed-use buildings
- Long-Term Value in a Strong Rental Market
- Minimal CapEx, properties are well maintained and require nominal repairs
- Close proximity to the A,C,B,D,2 & 3 trains. As well as the M2 bus line going North and South on ACP Jr. Blvd
- Prime Harlem Corridor Location – Positioned along Adam Clayton Powell Jr. Boulevard, the asset benefits from surrounding neighborhood amenities, retail corridors, and convenient access to major subway lines serving Upper Manhattan and Midtown.
- Both properties are tax class 2B, tax class protected

Asking Price: \$3,250,000 | \$226 / SF | \$171,053 / Unit | 7.52% / Cap Rate | 8.18 / GRM

2153-2155 Adam Clayton Powell Jr. Blvd, New York, NY 10027

Two Adjacent Mixed-Use Buildings in Central Harlem | **FOR SALE**



	Total	2153 Adam Clayton Powell JR Blvd	2155 Adam Clayton Powell JR Blvd
Block / Lot	1912 / 63 & 64	1912 / 64	1912 / 63
Lot Dimensions	50' x 75'	25' x 75'	25' x 75'
Lot Sq. Ft.	3,750	1,875	1,875
Building Dimensions	-	25' x 63'	25' x 63'
Stories	-	5	5
Residential Units	17	8	9
Commercial Units	2	1	1
Total Units	19	9	10
Building Sq. Ft.	14,400	7,190	7,210
Zoning	R7-2 / C1-4	R7-2 / C1-4	R7-2 / C1-4
FAR (Standard)	4.00	4.00	4.00
FAR (UAP)	5.01	5.01	5.01
Buildable Sq. Ft. (Standard)	15,000	7,500	7,500
Buildable Sq. Ft. (UAP)	18,788	9,394	9,394
Air Rights Sq. Ft.	600	310	290
Tax Class	2B	2B	2B
Assessment (26/27)	\$356,174	\$178,087	\$178,087
Real Estate Taxes (26/27)	\$44,304	\$22,152	\$22,152

*All square footage/buildable area calculations are approximate

Asking Price: \$3,250,000 | \$226 / SF | \$171,053 / Unit | 7.52% / Cap Rate | 8.18 / GRM

Exclusively Represented By
212.544.9500 | arielpa.nyc

Alexander Taic x44
ataic@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Sam Schertz x259
sschertz@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

2153-2155 Adam Clayton Powell Jr. Blvd, New York, NY 10027

Two Adjacent Mixed-Use Buildings in Central Harlem | **FOR SALE**



Financial Summary

Scheduled Residential Income:	\$291,159	
Scheduled Commercial Income:	\$121,130	
Scheduled Gross Income:	\$412,289	
Less Residential Vacancy Rate Reserve (3.00%):	(\$8,735)	
Less Commercial Vacancy Rate Reserve (5.00%):	(\$6,056)	
Gross Operating Income:	\$397,498	
Less Expenses:	(\$153,193)	53% of SGI
Net Operating Income:	\$244,305	7.52% Cap Rate

Expenses (Estimated)

Real Estate Taxes (26/27)	\$44,304	Repairs & Maintenance	\$12,750
R.E. Tax Reimbursement	(\$2,017)	Payroll	\$8,500
Water Escalation Reimbursement	(\$3,515)	Legal/Miscellaneous	\$7,950
Water & Sewer	\$20,400	Management	\$15,900
Insurance	\$26,600	Gross Operating Expenses:	\$153,193
Fuel	\$18,000		
Gas & Electric	\$4,320		

Scheduled Income

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
1 BR	16	\$1,420	\$22,713	\$272,559
2 BR	1	\$1,550	\$1,550	\$18,600
Comm	2	\$5,047	\$10,094	\$121,130
Total Income:			\$34,357	\$412,289

Unit Breakdown

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
FM	5	\$2,274	\$11,368	\$136,416
RS	12	\$1,075	\$12,895	\$154,743
Comm	2	\$5,047	\$10,094	\$121,130
Total Income:			\$34,357	\$412,289

[FOR FULL RENT ROLL CLICK HERE](#)



Asking Price: \$3,250,000 | \$226 / SF | \$171,053 / Unit | 7.52% / Cap Rate | 8.18 / GRM

Exclusively Represented By
212.544.9500 | arielpa.nyc

Alexander Taic x44
ataic@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Sam Schertz x259
sschertz@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

2153-2155 Adam Clayton Powell Jr. Blvd, New York, NY 10027

Two Adjacent Mixed-Use Buildings in Central Harlem | **FOR SALE**



Property Photos



Exclusively Represented By
212.544.9500 | arielpa.nyc

Alexander Taic x44
ataic@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Sam Schertz x259
sschertz@arielpa.com

For Financing
Information:

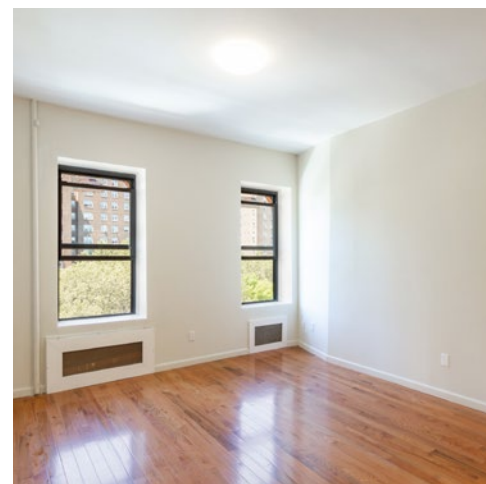
Matthew Swerdlow x56
mswerdlow@arielpa.com

2153-2155 Adam Clayton Powell Jr. Blvd, New York, NY 10027

Two Adjacent Mixed-Use Buildings in Central Harlem | **FOR SALE**



Interior Photos



Exclusively Represented By
212.544.9500 | arielpa.nyc

Alexander Taic x44
ataic@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Sam Schertz x259
sshertz@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

2153-2155 Adam Clayton Powell Jr. Blvd, New York, NY 10027

Two Adjacent Mixed-Use Buildings in Central Harlem | **FOR SALE**

Located in the heart of Harlem, 2153-2155 Adam Clayton Powell Jr. Blvd is just a short walk from 125th Street station, providing convenient access to the A, B, C, and D subway lines.

Transportation Score



99
Walker's Paradise



100
Public Transportation



77
Very Bikeable

Visit Walk Score Website →





W 127 St
Ariela
GREA Partner

Exclusively Represented By
212.544.9500 | arielpa.nyc
Lloyd E Dickens
Place

Alexander Taic x44
ataic@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Sam Schertz x259
sschertz@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates, and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 24, 2026 6:10 pm