

531 West 159th Street, New York, NY 10032

Fully Free Market Residential | Premier Washington Heights Location | **FOR SALE**

Ariel
GREM Partner



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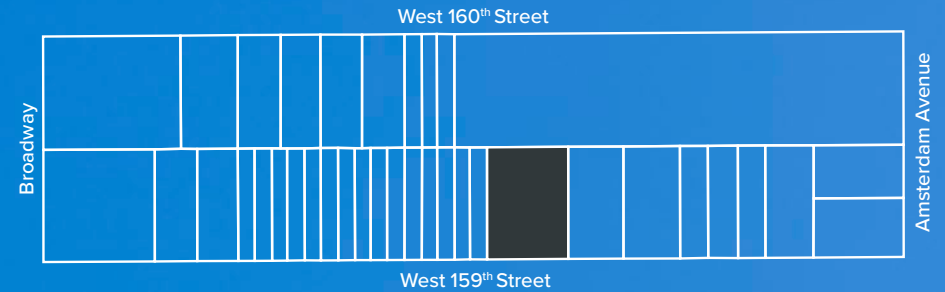
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- **100% Free-Market Residential Status:**
Zero rent-stabilization restrictions allowing for market-rate rents and inflationary adjustments.
- **Prime Condo Conversion Exit:**
2017 construction and "Special Condo Billing" status provide a seamless pathway for a high-margin unit sell-out.
- **Modern Boutique Elevator Asset:**
Expertly maintained 7-story mid-rise spanning 37,651 SF, featuring contemporary systems and luxury aesthetic.
- **Strategic & Versatile Unit Mix:**
Optimized distribution of residential layouts including six (6) Studios, nine (9) 1-Bedrooms, and twenty one (21) 2-Bedroom units to meet local demand.
- **Institutional Tenant Anchor:**
Situated minutes from Columbia University Irving Medical Center, ensuring a consistent, high-credit professional tenant base.
- **Elite Transit & "Walker's Paradise":**
Boasts a 96 Walk Score and 100 Transit Score; located just 0.2 miles from the 1, A, and C subway lines.
- **Immediate Cash Flow with Upside:**
Strong in-place revenue with significant rental growth potential driven by a robust Washington Heights market.
- **Vibrant Urban & Parkside Hub:**
Ideally positioned blocks from Riverside Park, Fort Washington Park, and the historic Morris-Jumel Mansion.

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2118
Block

7501
Lot

75' X 99.92'
Lot Dimensions

7,494
Lot Sq. Ft.

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Property Information

Block / Lot	2118 / 7501
Individual Condo Lots:	Rental: 2118 / 1001; Comm: 2118 / 1002
Lot Dimensions	75' x 99.92'
Lot Sq. Ft.	7,494
Building Dimensions	75' x 99'
Stories	7
Residential Units	36
Commercial Units	1
Total Units	37
Building Sq. Ft.	37,651
Zoning	R7-2
Tax Class	2 & 4
Assessment (25/26)	\$3,200,972
Real Estate Taxes (25/26)	\$393,253

*All square footage/buildable area calculations are approximate

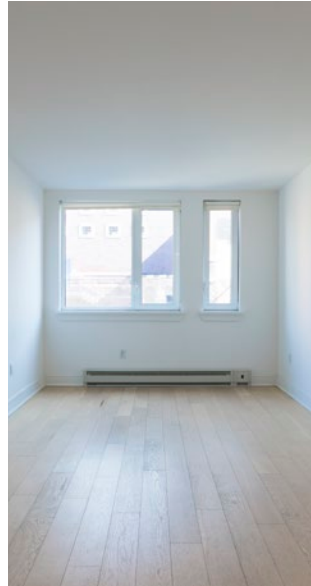
Ownership Requests Proposals

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Interior Photos



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Welcome to Washington Heights

Washington Heights is a vibrant neighborhood in northern New York City known for its strong Dominican culture and lively atmosphere. It offers scenic views along the Hudson River and features landmarks like the George Washington Bridge.

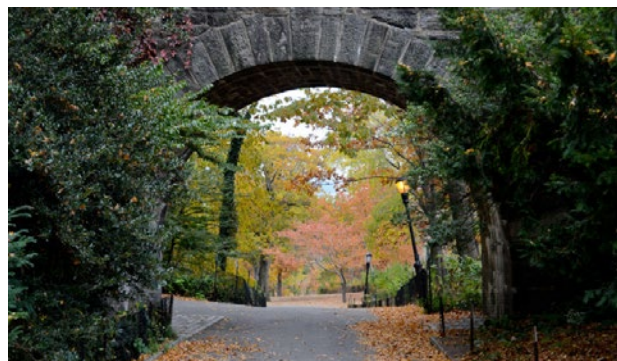


George Washington Bridge

The George Washington Bridge is one of the busiest bridges in the world, connecting New York City (Manhattan) with New Jersey across the Hudson River. Opened in 1931, it's an iconic steel suspension bridge known for its massive double-deck structure and heavy daily traffic.

The Cloisters

A branch of the Metropolitan Museum of Art dedicated to medieval European art, set in a monastery-style building.



Fort Tryon Park

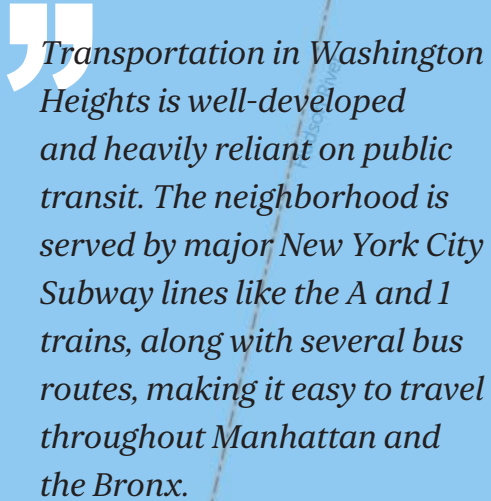
A beautiful hilltop park offering stunning views of the Hudson River, perfect for relaxing walks and picnics.



Little Red Lighthouse

A small historic lighthouse under the bridge, famous for its charm and storybook history.

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Excellent Transit



Very Walkable



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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. May 19, 2026 8:20 pm