

545 West 125th Street, New York, NY 10027

48-Unit Mixed-Use Building Neighboring Columbia University | **FOR SALE**

Ariela
GREAA Partner

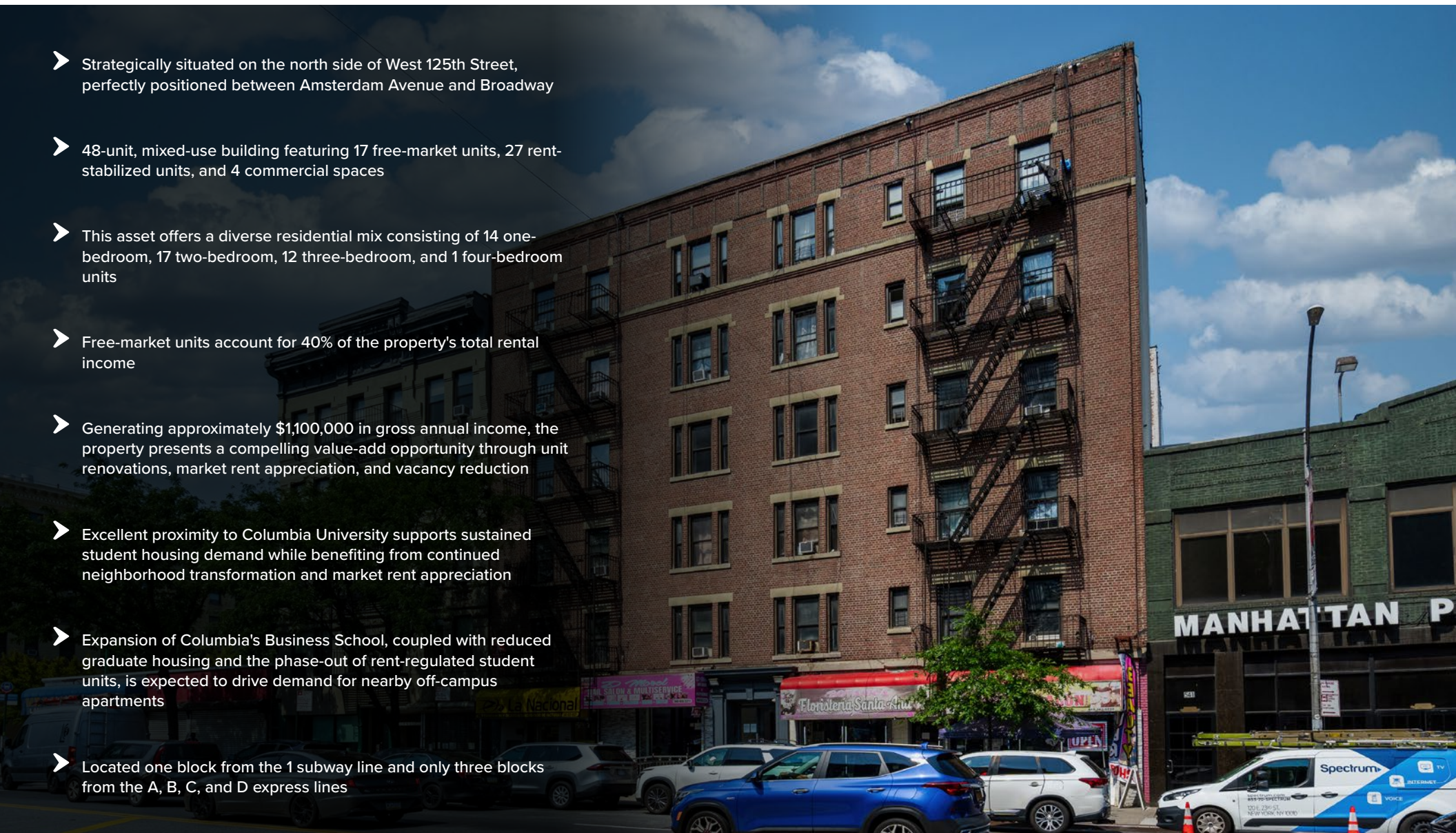


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- Strategically situated on the north side of West 125th Street, perfectly positioned between Amsterdam Avenue and Broadway
- 48-unit, mixed-use building featuring 17 free-market units, 27 rent-stabilized units, and 4 commercial spaces
- This asset offers a diverse residential mix consisting of 14 one-bedroom, 17 two-bedroom, 12 three-bedroom, and 1 four-bedroom units
- Free-market units account for 40% of the property's total rental income
- Generating approximately \$1,100,000 in gross annual income, the property presents a compelling value-add opportunity through unit renovations, market rent appreciation, and vacancy reduction
- Excellent proximity to Columbia University supports sustained student housing demand while benefiting from continued neighborhood transformation and market rent appreciation
- Expansion of Columbia's Business School, coupled with reduced graduate housing and the phase-out of rent-regulated student units, is expected to drive demand for nearby off-campus apartments
- Located one block from the 1 subway line and only three blocks from the A, B, C, and D express lines



Exclusively Represented By
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For Financing
Information:

Matthew Swerdlow x56
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Property Information

Block / Lot	1982 / 5
Lot Dimensions	72' x 100'
Lot Sq. Ft.	6,800
Building Dimensions	72' x 82'
Stories	6
Residential Units	44
Commercial Units	4
Total Units	48
Cellphone Tower	Not Included
Building Sq. Ft.	29,436
Zoning	R7A/C2-4, 125th
FAR (Standard)	4.00
Buildable Sq. Ft. (Standard)	27,200
FAR (UAP)	5.01
Buildable Sq. Ft. (UAP)	34,068
Tax Class	2
Assessment (26/27)	\$2,046,730
Real Estate Taxes (26/27)	\$254,593

*All square footage/buildable area calculations are approximate

Asking Price: \$10,000,000 | \$340 / SF | \$208,333 / Unit | 8.72% / Proforma Cap Rate | 6.75 / Proforma GRM

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Financial Summary	In Place	
Scheduled Residential Income:	\$935,004	
Scheduled Commercial Income:	\$183,114	
Scheduled Gross Income:	\$1,118,118	
Less Residential Vacancy Rate Reserve (3.00%):	(\$28,050)	
Less Commercial Vacancy Rate Reserve (7.00%):	(\$12,818)	
Gross Operating Income:	\$1,077,250	
Less Expenses:	(\$541,340)	48% of SGI
Net Operating Income:	\$535,910	

Expenses - In Place

Real Estate Taxes (26/27)	\$254,593	Repairs & Maintenance	\$44,000
Water & Sewer	\$44,000	Payroll	\$22,000
Insurance	\$62,400	Elevator Maintenance	\$7,500
Fuel	\$44,154	Legal/Miscellaneous	\$10,773
Electric	\$8,831	Management	\$43,090
Gross Operating Expenses:	\$541,340		

Financial Summary	Proforma	
Scheduled Residential Income:	\$1,299,396	
Scheduled Commercial Income:	\$183,114	
Scheduled Gross Income:	\$1,482,510	
Less Residential Vacancy Rate Reserve (3.00%):	(\$38,982)	
Less Commercial Vacancy Rate Reserve (7.00%):	(\$12,818)	
Gross Operating Income:	\$1,430,710	
Less Expenses:	(\$559,013)	37% of SGI
Net Operating Income:	\$871,697	8.72% Cap Rate

[FOR FULL RENT ROLL CLICK HERE](#)



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Scheduled Income - In Place

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
1 BR	14	\$1,911	\$26,748	\$320,974
2 BR	17	\$1,109	\$18,851	\$226,212
3 BR	12	\$2,318	\$27,818	\$333,818
4 BR	1	\$4,500	\$4,500	\$54,000
Comm	4	\$3,815	\$15,260	\$183,114
Total Income:			\$93,177	\$1,118,118

Unit Breakdown - In Place

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
FM	17	\$2,181	\$37,084	\$445,008
Comm	4	\$3,815	\$15,260	\$183,114
RS	27	\$1,512	\$40,833	\$489,996
Total Income:			\$93,177	\$1,118,118

Scheduled Income - Proforma

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
1 BR	14	\$2,073	\$29,029	\$348,346
2 BR	17	\$1,882	\$31,986	\$383,832
3 BR	12	\$3,481	\$41,768	\$501,218
4 BR	1	\$5,500	\$5,500	\$66,000
Comm	4	\$3,815	\$15,260	\$183,114
Total Income:			\$123,543	\$1,482,510

Unit Breakdown - Proforma

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
FM	17	\$3,968	\$67,450	\$809,400
Comm	4	\$3,815	\$15,260	\$183,114
RS	27	\$1,512	\$40,833	\$489,996
Total Income:			\$123,543	\$1,482,510

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Property Photos



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Welcome to Harlem

Harlem's 125th Street is undergoing a dramatic transformation led by the 2024 arrival of major retailers like Trader Joe's, Target, and Sephora at the new Urban League Empowerment Center. Cultural milestones are also reshaping the corridor, highlighted by the November 2025 opening of the new Studio Museum in Harlem and the ongoing renovation of the legendary Apollo Theater, which is set to debut a modernized lobby and soundstage in 2026.

The area dining scene has also modernized with a blend of celebrity-backed ventures and popular fast-casual chains. New highlights include "Wonder", a multi-restaurant delivery hub featuring Bobby Flay and Marcus Samuelsson, alongside local expansions like PB Brasserie Steak House and L.A. Sweets NY. Combined with newcomers like Dave's Hot Chicken and Raising Cane's, 125th Street has solidified its status as a premier destination for both shopping and dining.

The skyline is reaching new heights with glossy developments like the 28-story Renaissance New York Harlem Hotel and Columbia University 34-story residential tower at Broadway. These high-rises are joined by massive mixed-use projects such as the 21-story National Black Theatre redevelopment, which combines luxury housing with permanent cultural space to ensure the neighborhood's artistic heritage remains central to its growth.



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Neighborhood Attractions

Columbia University

A premier Ivy League institution founded in 1754, Columbia University spans 2 large campuses in nearby Morningside Heights and Manhattanville. Home to 35,000+ students and roughly 7,200 faculty, it is a major economic driver for the region.



City College of New York

Founded in 1847, City College is the flagship institution of the CUNY system. Its 35-acre Hamilton Heights campus is home to nearly 14,500 students and 1,900 faculty.



The Factory District

A 1.5 million RSF commercial that includes the architecturally distinct Taystee Lab Building, the Malt House, the Mink Building and The Sweets Building. It serves as a hub for lab users, growing non-profits and start-up companies.

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Transit Accessibility:

Easy access to mass transit is provided by A-C-B-D trains at West 125th Street & St. Nicholas Avenue, as well as the 1 train at West 125th Street & Broadway.

FOOD & BEVERAGE

1. McDonald's
2. Chick-fil-A
3. KFC
4. Corner Social
5. Matrix Lounge Restaurant
6. Red Rooster Harlem
7. PB Brasserie steak house
8. Starbucks
9. Harlem Wine and Spirits

RETAIL

1. CVS
2. Old Navy
3. P.C. Richard & Son
4. Capsule NYC
5. Trader Joe's
6. SEPHORA
7. H&M
8. Whole Foods Market
9. JC Wireless Center
10. Marshalls
11. Gap Factory
12. Harlem Center

BANK

1. Chase Bank
2. Citi Bank
3. Wells Fargo Bank



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