

FOR SALE

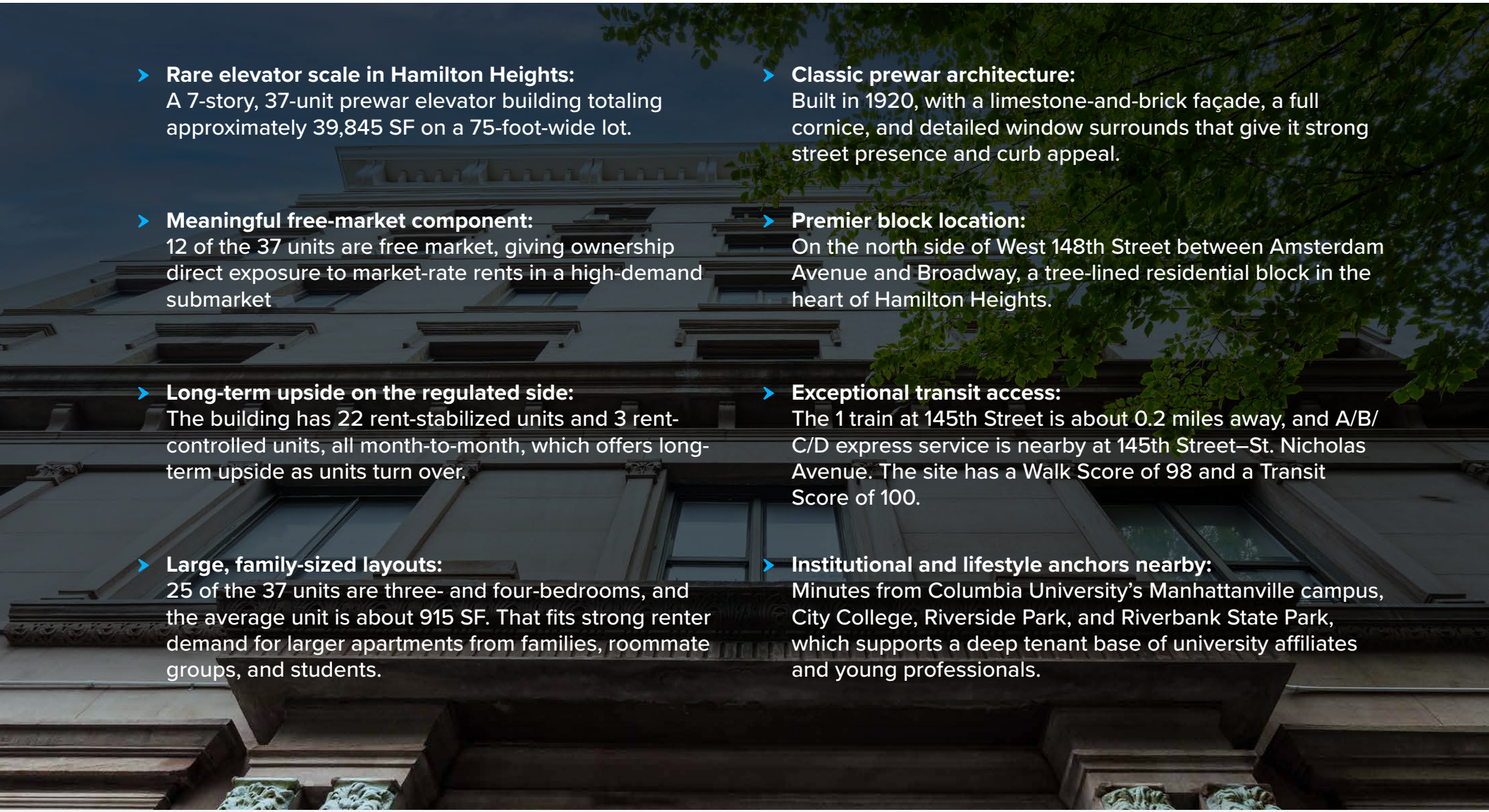
545 West 148th Street, New York, NY 10031

Ariel GREA Partner

37-Unit Hamilton Heights Elevator Building

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- **Rare elevator scale in Hamilton Heights:** A 7-story, 37-unit prewar elevator building totaling approximately 39,845 SF on a 75-foot-wide lot.
- **Classic prewar architecture:** Built in 1920, with a limestone-and-brick façade, a full cornice, and detailed window surrounds that give it strong street presence and curb appeal.
- **Meaningful free-market component:** 12 of the 37 units are free market, giving ownership direct exposure to market-rate rents in a high-demand submarket
- **Premier block location:** On the north side of West 148th Street between Amsterdam Avenue and Broadway, a tree-lined residential block in the heart of Hamilton Heights.
- **Long-term upside on the regulated side:** The building has 22 rent-stabilized units and 3 rent-controlled units, all month-to-month, which offers long-term upside as units turn over.
- **Exceptional transit access:** The 1 train at 145th Street is about 0.2 miles away, and A/B/C/D express service is nearby at 145th Street–St. Nicholas Avenue. The site has a Walk Score of 98 and a Transit Score of 100.
- **Large, family-sized layouts:** 25 of the 37 units are three- and four-bedrooms, and the average unit is about 915 SF. That fits strong renter demand for larger apartments from families, roommate groups, and students.
- **Institutional and lifestyle anchors nearby:** Minutes from Columbia University's Manhattanville campus, City College, Riverside Park, and Riverbank State Park, which supports a deep tenant base of university affiliates and young professionals.

Exclusively Represented By
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For Financing Information:
Matthew Swerdlow x56
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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. October 6, 2026 5:01 pm

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Property Information	
Block / Lot	2080 / 11
Lot Dimensions	75' x 99.92'
Lot Sq. Ft.	7,433
Building Dimensions	67' x 89'
Stories	7
Total Units	37
Building Sq. Ft.	39,845
Zoning	R6A
FAR (Standard)	3.00
Buildable Sq. Ft. (Standard)	22,299
Air Rights Sq. Ft.	None
Tax Class	2
Assessment (26/27)	$1,263,510
Real Estate Taxes (26/27)	$157,168

*All square footage/buildable area calculations are approximate and should be verified with an architect

Asking Price: $5,500,000 | $138 / SF | $148,649 / Unit

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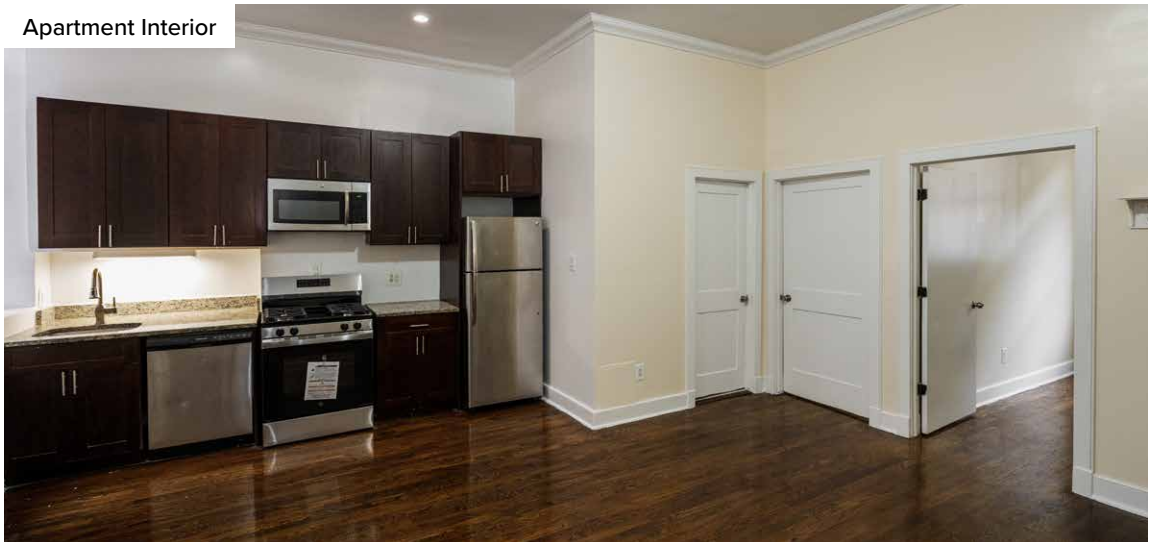
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Lobby



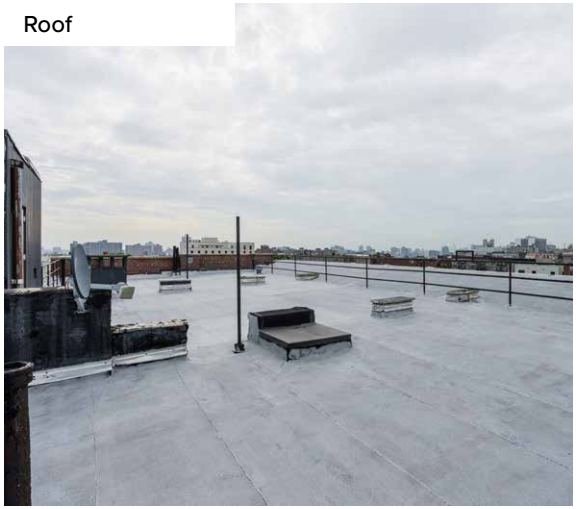
Apartment Interior



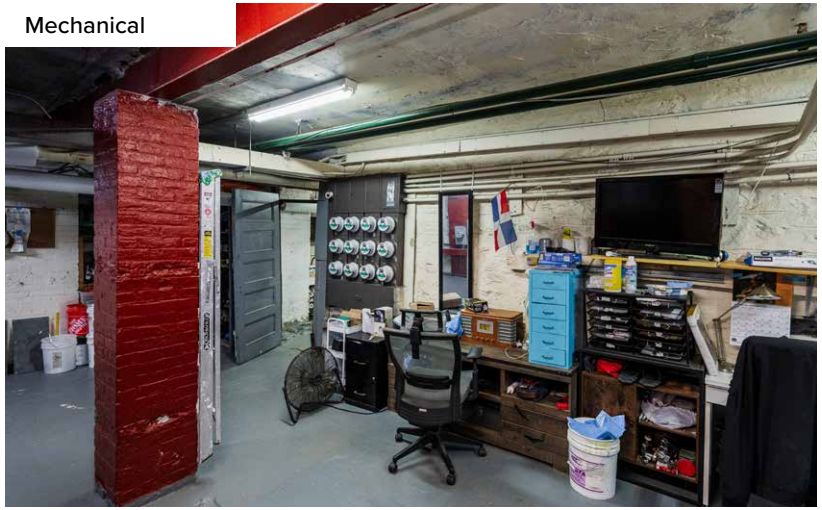
Backyard



Roof



Mechanical



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Situated on a quiet stretch of the waterfront, it provides a peaceful escape from the hustle and bustle of the city, while still being conveniently connected to nearby parks, dining, and public transportation.

Transportation Score

100
Public Transportation

98
Walker's Paradise

86
Very Bikeable

Visit Walk Score Website →



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