

**FOR  
SALE**

# RESIDENTIAL CONVERSION OPPORTUNITY

St. Hilda's House, 454 Convent Avenue, New York, NY 10031

**Denham Wolf Real Estate Services, as exclusive agent, is pleased to present the opportunity to acquire St. Hilda's House, 454 Convent Avenue, a 11,034 SF, four-story, new-construction convent in Hamilton Heights. The property is offered with vacant possession and suitable for a wide range of alternative uses.**

Located in the heart of the storied Sugar Hill neighborhood in the northern part of Hamilton Heights, St. Hilda's House is situated outside of the border of the Historic District while benefitting from its position on one of the areas most beautiful, tree-lined streets.

The property, comprising 25 bedrooms/offices on the upper floors, approximately 3,300 SF of ground floor amenity space, 9 bathrooms and an attractive roof deck, is in excellent condition and suitable for community housing or conversion to co-living or market-rate housing.

## INVESTMENT HIGHLIGHTS

- Wide Range of Residential and Community Uses
- Proximity to Major College & Medical Campuses
- 25 Bedrooms/Offices and 9 Bathrooms
- Elevator
- New Building in Mint Condition
- Award Winning, Sustainable Design
- Multiple Roof Terraces
- Double-Height Chapel/Community Space



**ASKING PRICE: SUBMIT OFFERS**

**FOR ADDITIONAL MATERIALS AND ACCESS TO THE VIRTUAL DEAL ROOM PLEASE CONTACT:**

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## Property Description

The Property is prominently positioned on the south-west corner of Convent Avenue and West 150<sup>th</sup> Street and offered with vacant possession. The improvements comprise a modern residential building that contains a range of spaces including bedrooms, bathrooms, offices, library, sitting room, commercially equipped kitchen and large dining room as well as a large double-height chapel. The building has a large roof deck and two green roof areas. The sustainably designed property was completed in 2010, and is in excellent condition with no visible deferred maintenance.

The property is serviced by a 12-person, 2,000 lbs. capacity elevator, central air-conditioning on ground with PTAC units providing heating and cooling on upper floors, high-efficiency hot water heaters, a fire alarm system and sprinkler system.

## Conversion Opportunity

The property is in mint condition and ready for a variety of residential and community uses with minimal adaptation. The property's existing layout is also well-suited for use as a student dormitory or co-living residence.



## PROPERTY SNAPSHOT

Address	454 Convent Avenue, New York, NY 10031
Location	Southwest corner of Convent Avenue & West 150th Street
Block/Lot	2064/50
Zoning	R7A
Lot Dimensions	33.34' x 99.92' (rectangular)
Lot Area	3,330 SF (approx.)
Year Built	2010
Number of Floors	Four plus Roof
Building Gross Area	11,034 SF (approx.)
Unused FAR	2,259 SF (approx.)
RE Taxes (2018/19)	\$171,188 (current nonprofit owner has 100% exemption)

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