

**FOR SALE**

# 150 West 85<sup>th</sup> Street, New York, NY 10024

## Prominent UWS 40,000 SF School Building Gem

Denham Wolf Real Estate Services, as exclusive agent, is pleased to present a unique acquisition opportunity – an approximately 40,000 square foot school building on a quiet side street on the prestigious Upper West Side.

### Fully Modernized Turnkey School with Elevator

The six-story schoolhouse, located in the heart of New York City's Upper West Side, consists of 20 classrooms, gymnasium, library, grand entry staircase and a three-story atrium. The building features striking architectural details, a level entrance from the street and an elevator. The property provides the opportunity for a sale and leaseback or for a new owner to acquire a move-in ready facility at a price significantly below replacement cost.

#### INVESTMENT HIGHLIGHTS

- 20 Large Classrooms
- Large Gymnasium, Library & Full Kitchen
- Level Access from Street
- Elevator
- Possession By Arrangement
- Completely Renovated in 2016
- 1.5 Blocks from Central Park
- Qualified purchaser may be able to assume 3.25% fixed rate bond of ±\$21,000,000, maturing 2043



**ASKING PRICE: \$39,800,000**

**DENHAM  
WOLF**

For additional information and access to the virtual deal room, please contact the exclusive broker:

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### PROPERTY DESCRIPTION

150 West 85<sup>th</sup> Street is an imposing and architecturally attractive property prominently positioned on a mid-block lot located on the south side of West 85<sup>th</sup> Street between Columbus and Amsterdam Avenues. The improvements comprise a pre-war six-story school plus lower-level that has been comprehensively renovated and featuring a thoughtful blend of high-quality original and modern finishes throughout. The property benefits from a level entrance from the street with an elevator providing vertical access. It also provides specialty spaces attractive to a school user including a large gym with a proscenium stage, library, atrium and full kitchen. The building amounts to a total size of 39,805 GSF.

The property offers the opportunity to implement a previously Board of Standards and Appeals (BSA) approved expansion of the 6<sup>th</sup> Floor and roof This would add approximately 3,729 GSF bringing the potential building size to 43,534 GSF.

#### GYMNASIUM



### PROPERTY SNAPSHOT

ADDRESS	150 West 85 <sup>th</sup> Street, New York, NY 10024
LOCATION	Mid-block between Columbus & Amsterdam
BLOCK / LOT	1215 / 53
LOT DIMENSIONS	75' x 102' (irregular)
LOT AREA SF	6,575 SF
FRONTAGE	75' along West 85 <sup>th</sup> Street
YEAR BUILT	1927 (2016 renovation)
NUMBER OF FLOORS	6 above grade
CURRENT USE	School Building with Office Space

### ESTIMATED FLOOR AREA SUMMARY

FLOOR	SIZE (GROSS SF)	SLAB TO SLAB HEIGHT
6 <sup>th</sup>	3,743	8'9"
5 <sup>th</sup>	5,706	9'7"
4 <sup>th</sup>	5,187	8'1"
3 <sup>rd</sup>	6,121	8'10"
2 <sup>nd</sup> Mezz	2,627	7'7"
2 <sup>nd</sup>	6,015	19'6"
1 <sup>st</sup>	6,145	9'11"
<b>SUBTOTAL</b>	<b>35,544</b>	-
CELLAR	4,261	10'29"
<b>TOTAL</b>	<b>39,805</b>	-

### ZONING SUMMARY

ZONING	R8B
USE	Residential / C. Facility
MAX FAR	4.00
MAX ZFA	26,300 ZSF
EXISTING ZFA	35,457 ZSF
BSA APPROVED ZFA	39,539 ZSF

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