



329-339 E 94th St

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329-339 E 94th St

\$45,000,000

East 94th Street Portfolio | Yorkville Multifamily Opportunity
 The East 94th Street Portfolio features three contiguous multifamily buildings located at 329, 335, and 339 East 94th Street in Yorkville. Spanning 109 residential units, this legacy asset offers massive scale in one of Manhattan's most sought-after neighborhoods.

Investment Highlights
Valuable Air Rights: Includes significant unused air rights, making the asset perfect for a developer looking to maximize the site's footprint.
Strong Unit Mix: Composed of studios, one-bedrooms, and mostly two-bedroom apartments.
Immediate Value-Add: Major upside can be realized right away through unit upgrades, small renovations.
Commercial Potential: Capitalize on additional revenue streams by converting two of the front ground-floor spaces into commercial units.
Prime Location: Situated on an attractive mid-block parcel just half a block from the 94th Street & 2nd Avenue subway...

- Portfolio for sale , air rights for developer , transferable mortgage, 65 units are two bedrooms, some units have River views,
- Prime location; half block from subway with 109 units



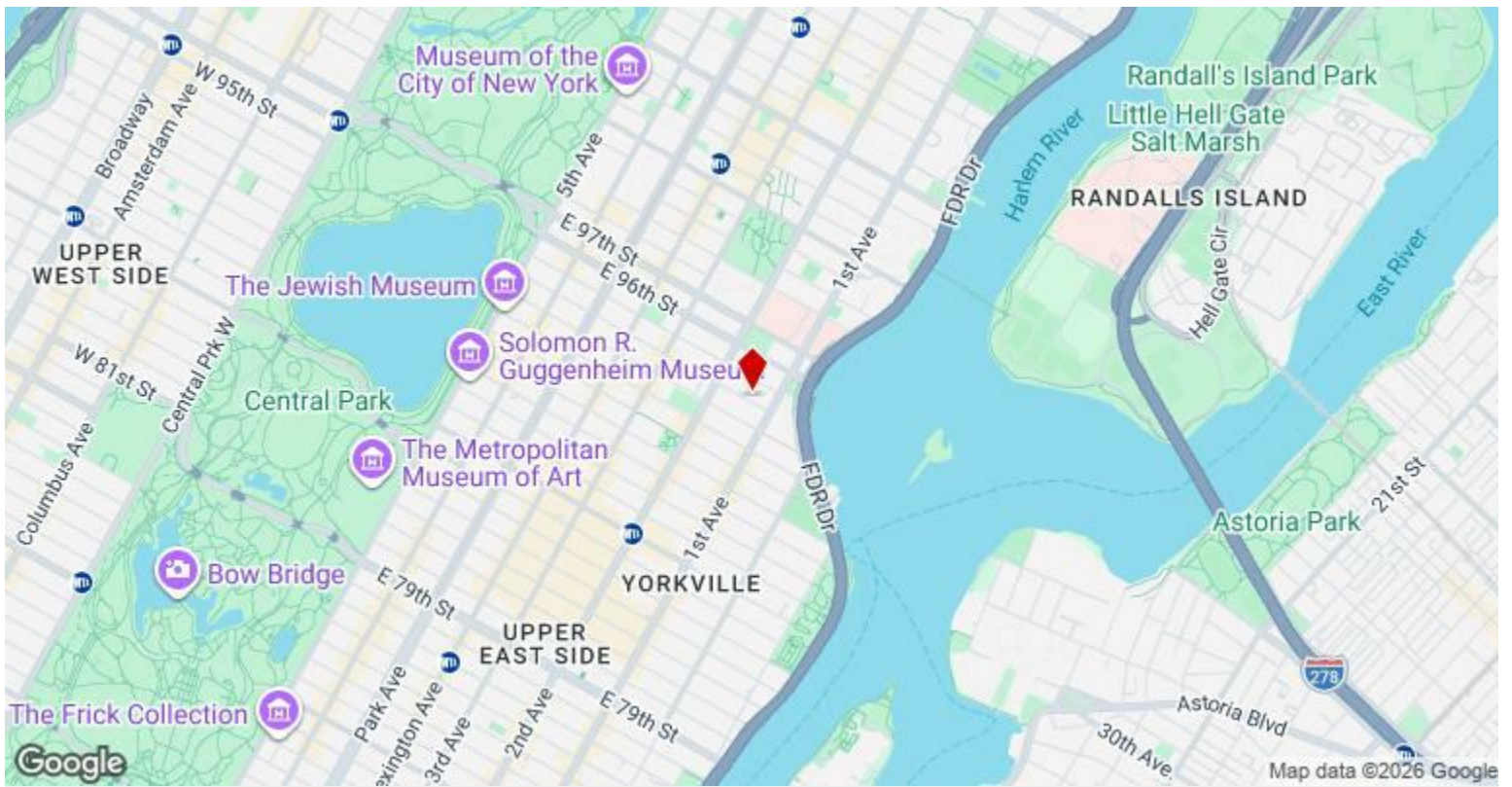
Price:	\$45,000,000
No. Units:	109
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Mid Rise
Building Class:	B
Sale Type:	Investment
Cap Rate:	7.35%
Lot Size:	0.36 AC
Gross Building Area:	78,000 SF
No. Stories:	6
Year Built:	1920
Parking Ratio:	0/1,000 SF
Zoning Description:	C8-4
APN / Parcel ID:	1557-0017

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
0+1	15	Negotiable	310
1+1	40	Negotiable	464
2+1	65	Negotiable	619

Major Tenant Information

Tenant	SF Occupied	Lease Expired
A & A Alliance Movers	-	
Congregation Of Holy Cross	-	



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Property Photos

