

# Alpha Realty

Investment Sales

**518 East 83rd St  
New York, NY 10028**

**Upper East Side  
Value-Add Potential | 20 Apartments**

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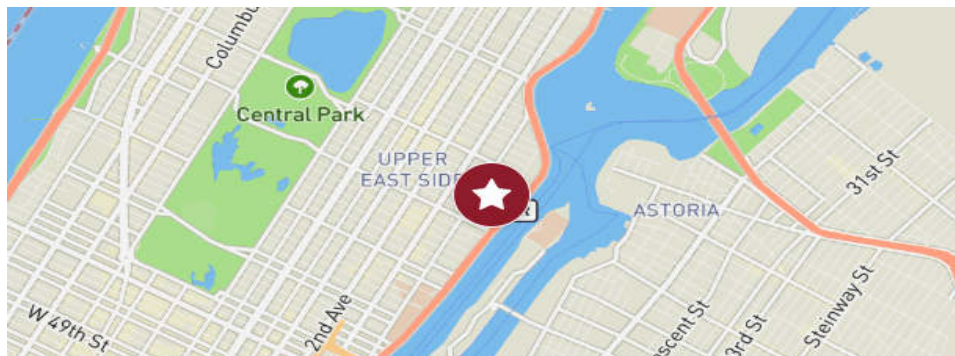


# PROPERTY OVERVIEW

**518 East 83rd Street, New York, NY 10028**

*Between York Avenue & East End Avenue  
Value-Add Potential | 20 Apartments*

Address	518 E 83rd St
Neighborhood	Yorkville
Block/Lot	01579-0041
Lot Size	25' X 102.17'
Building Type	5-Story/Walk-up
Building Size	25' X 65'
Building SF	8,120 SF
Total Apartments	20
Zoning	R8B
FAR (Built/Allowed)	3.18 / 4.0
Taxes (26/27)	\$109,320
HPD Violations	1/A, 4/B, 2/C
Year Built	1910



**\$8,000,000**

ASKING PRICE

**10.9X**

GRM

**7.0%**

CAP

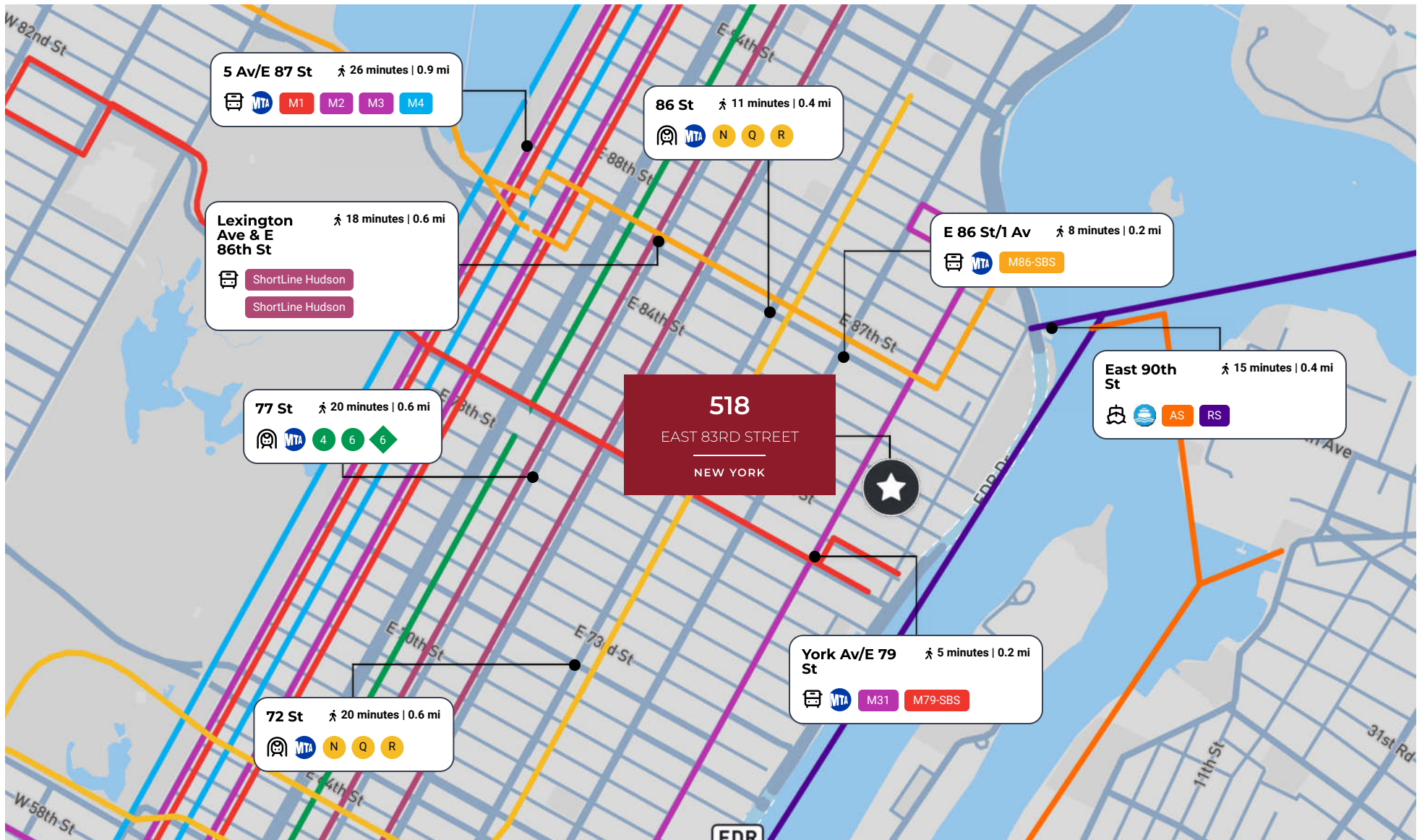
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# TRANSPORTATION MAP

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Between York Avenue and East End Avenue

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# MAJOR EMPLOYERS

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The subject property is strategically located in a submarket anchored by a powerful concentration of world-renowned healthcare, research, and financial services institutions, creating a resilient and enduring employment base. The area is dominated by globally recognized medical and research centers, including Memorial Sloan Kettering Cancer Center, NewYork-Presbyterian/Weill Cornell Medical Center, The Mount Sinai Hospital, the Hospital for Special Surgery, and The Rockefeller University. These institutions not only represent a significant portion of the local job market but also contribute billions to the state's economy, fostering a stable ecosystem of high-wage employment. Complementing this medical nexus is a formidable presence of major financial corporations such as Morgan Stanley, JPMorgan Chase & Co., BlackRock, and Pfizer, whose headquarters and major offices provide thousands of high-paying jobs and solidify the area's economic fortitude. The confluence of these leading, recession-resistant industries ensures a consistent demand for rental housing from a highly qualified and stable tenant pool, underpinning the long-term investment value of the asset.

Employer	Industry	Employees	Distance
Memorial Sloan Kettering Cancer Center	Healthcare	21,000	1.2 mi
NewYork-Presbyterian/Weill Cornell Medical Center	Healthcare	20,000	0.9 mi
Morgan Stanley	Finance	15,000	3.3 mi
JPMorgan Chase	Finance	10,000	2.9 mi
Mount Sinai Hospital	Healthcare	10,000	1.6 mi
Bloomberg L.P.	Technology	10,000	1.8 mi
Hospital for Special Surgery	Healthcare	5,000	0.8 mi
BlackRock	Finance	4,000	4.8 mi
The Rockefeller University	Education	2,000	1.0 mi
Hunter College	Education	2,000	1.5 mi
MetLife	Insurance	2,000	2.8 mi
Pfizer	Pharmaceutical	1,000	2.6 mi

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