

68 COOPER STREET

Manhattan, New York

In between West 204th Street and West 207th Street



**GOLDENWOOD
PROPERTY ADVISORS**

30-UNIT DEVELOPMENT SITE IN INWOOD

PROPERTY FEATURES

Block:	2240	Lot:	27
Lot Dimensions:	50' x 100'	Lot SF:	5,000
Zoning:	R7A		
Residential FAR:	4.00	ZFA:	± 20,000 SF
Facility FAR:	4.00	ZFA:	± 20,000 SF
Property Class:	V1	Neighborhood:	Inwood
Tax Class:	4	Taxes (18/19):	\$11,474

Goldenwood Property Advisors, Inc. ("GPA") has been exclusively retained by ownership to offer 68 Cooper Street, Manhattan, NY 10034 (the "Property") to qualified investors for acquisition. The Property has ± 20,000 ZFA of air rights and sits in one of the most coveted areas of Inwood. A large boulder currently sits on the lot, inviting creative solutions for construction but also providing distinct advantages to an experienced developer. Approximately 30 residential units can be built on this site. **Development on the site would not require underpinning the neighboring buildings nor a foundation or basement dig.** The condos and co-ops in this area consistently outperform the local market and new developments are already being built with more on the way. The nearby Broadway commercial corridor contains a vibrant, eclectic mix of restaurants and retail that makes this enclave truly unique. 68 Cooper Street is well located with the A train a mere block away and the 1 Train well within walking distance. Ownership has provided us with preliminary plans for an apartment building that they had planned to build before the Inwood rezoning.



ASKING PRICE: \$3,450,000

FOR MORE INFORMATION, PLEASE CONTACT:

Lev Kimyagarov
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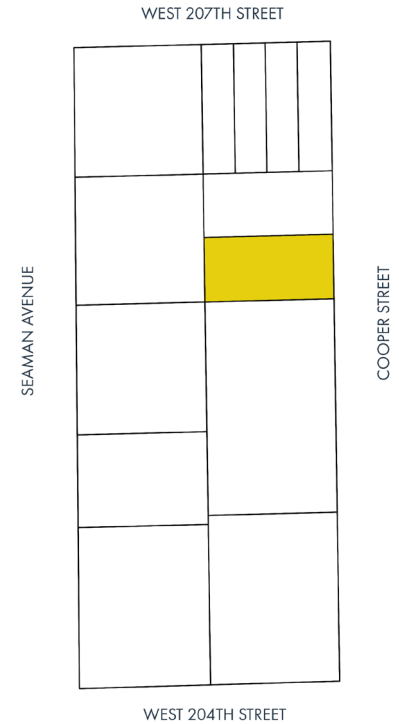
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