

150 West 85th Street

150 W 85th St, New York, NY 10024



User /
Redevelopment
Opportunity in
the heart of the
Upper West Side



For Sale: **Guidance Upon Request**



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by BKREA in compliance with all applicable fair housing and equal opportunity laws.

Property Description

➤ 150 West 85th Street

The Property is positioned mid-block on the south side of West 85th Street between Amsterdam and Columbus Avenues, placing it in the heart of the West 80s with immediate access to Central Park, Riverside Park, and the neighborhood's premier retail corridors. The irregular lot area totals approximately 6,575 square feet (As per Public Record) and features 75 feet of frontage, offering a wide mid-block footprint, and has a depth of 102.17'. The property formerly was owned / operated by the Manhattan Country School, however it's now currently vacant, presenting a clean canvas for a user opportunity or a potential redevelopment in one of the city's most established enclaves.

According to city records and floor plans provided by the current ownership, the building is six stories tall, including a full basement and a mezzanine on the second floor. As per city records, the property totals 38,838 square feet, though this figure is subject to confirmation through independent verification.

From a redevelopment perspective, although the property is currently overbuilt—given that the R8B zoning allows for a 4.0 FAR (approximately 26,300 ZFA)—there may be a path to potential redevelopment or conversion.

Given its vacancy, 150 West 85th Street is ideally suited for a variety of owner-user executions, including but not limited to educational institutions, religious organizations, and foreign government embassies.



Property Information

Address	150 West 85 th Street
Location	Located on the South Side of West 85 th Street between Columbus & Amsterdam Avenues
Neighborhood	Upper West Side
Block / Lot	1215 / 53

Building Information

Stories	GSF
6 (Plus Mezzanine and Full Basement)	38,838

*All measurements are based on public records and are subject to independent verification. Several documents in the data room discuss the building's measurements —please review them at your convenience.

Zoning Information

Address:	Lot Dimensions	Lot Area	Zoning	Building Dimensions	Building Height	Year Built
150 West 85 th St	75'x102.17'	6,575	R8B	75' x 102.17'	71'	1927

	Residential	Residential (UAP)	Community Facility
FAR:	4.0	4.8	4.0
ZFA:	26,300	31,560	26,300
Existing Building	-38,838	-38,838	-38,838
Remaining ZFA:	-12,538	-7,278	-12,538

Taxes

Address:	Assessment (25/26)	Exemption (25/26)	Property Taxes (25/26)	Tax Class
150 West 85th St	\$4,859,261.00	-\$4,859,261.00	\$0	4

Highlights & Tax Map



Flexible Zoning Opportunity

The site is zoned R8B which permits a residential and community facility uses allowing for a variety of executions



Vacant Possession

The property is currently vacant. Allowing a future owner the opportunity to execute on their business plan immediately.



User Opportunity

Given the vacant floors in the building, a user would be able to occupy multiple floors / the entire property and benefit from ownership rights



Coveted Location

150 West 85th Street is positioned in the heart of the Upper West Side. The location offers immediate access to Central Park, Riverside Park, and major retail corridors. The property will provide future ownership with the benefits of the Upper West Side demand drivers.



Phenomenal Light & Air

Given the neighboring Louis D. Brandeis High School, the building benefits from excellent rear light & air - an uncommon feature for a midblock property.



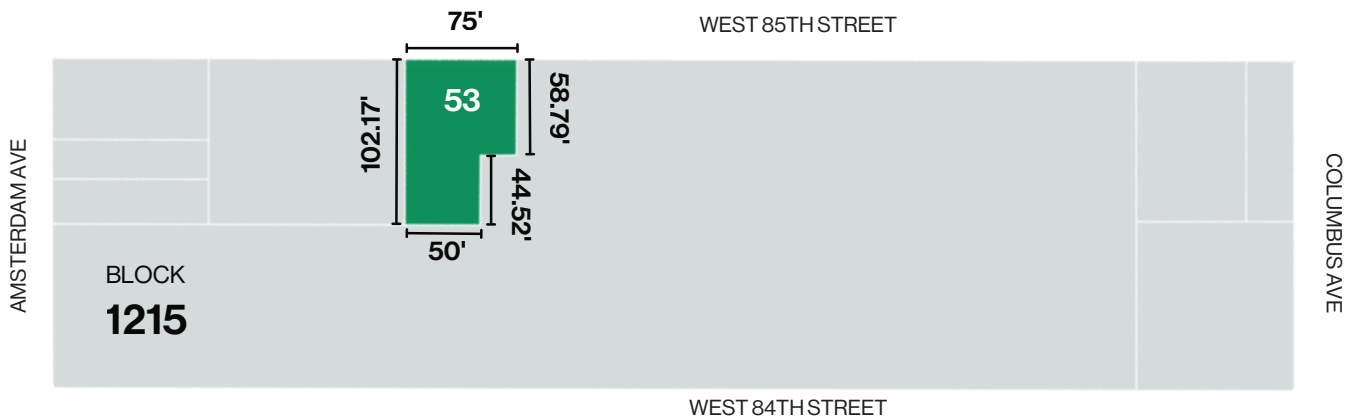
Advantageous Accessibility

The property benefits from proximity to multiple subway lines, with the 1, B, and C trains at 86th Street just minutes away. Several bus lines also serve the area, enhancing accessibility.



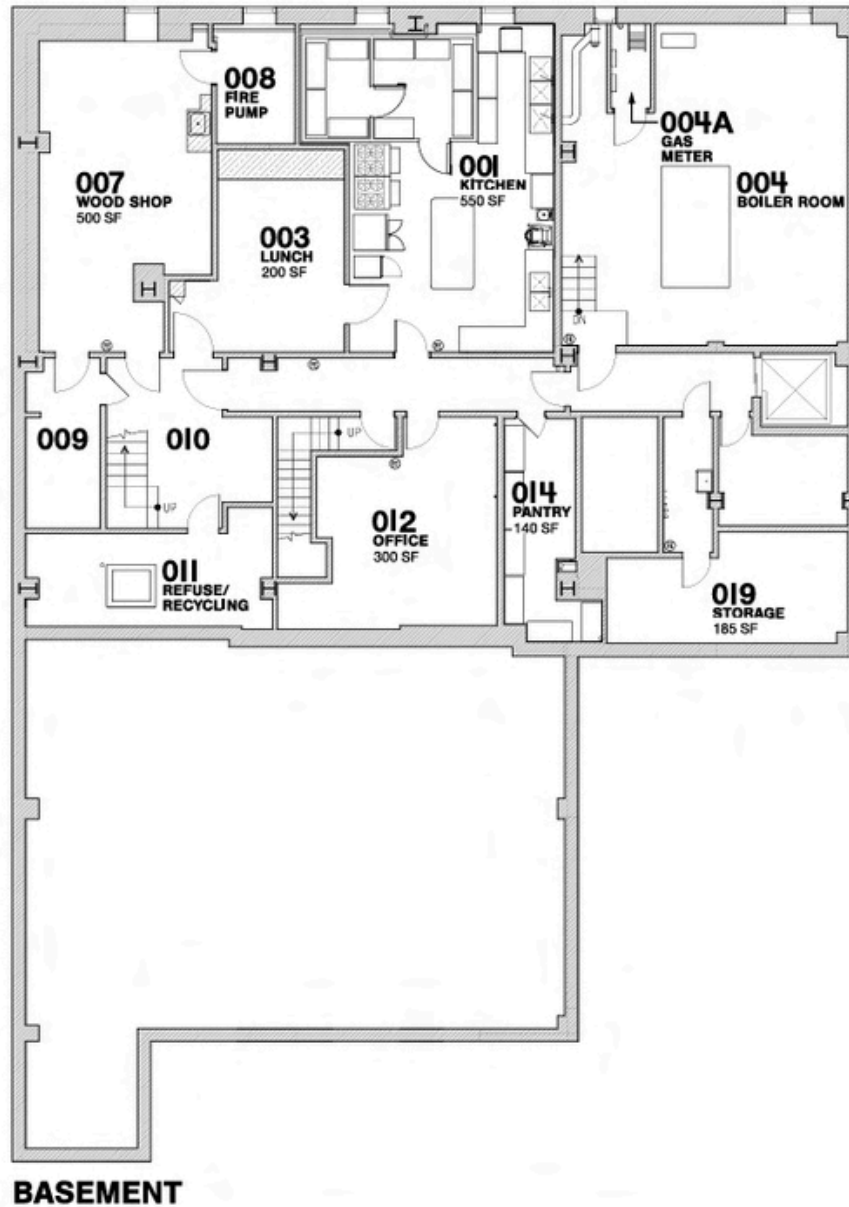
Offered by Federal Court-Appointed Trustee – Cleanest Possible Title

This property is being sold by a federal court-appointed trustee, ensuring the highest level of title clarity. The sale will be delivered free and clear of all liens, claims, and encumbrances,



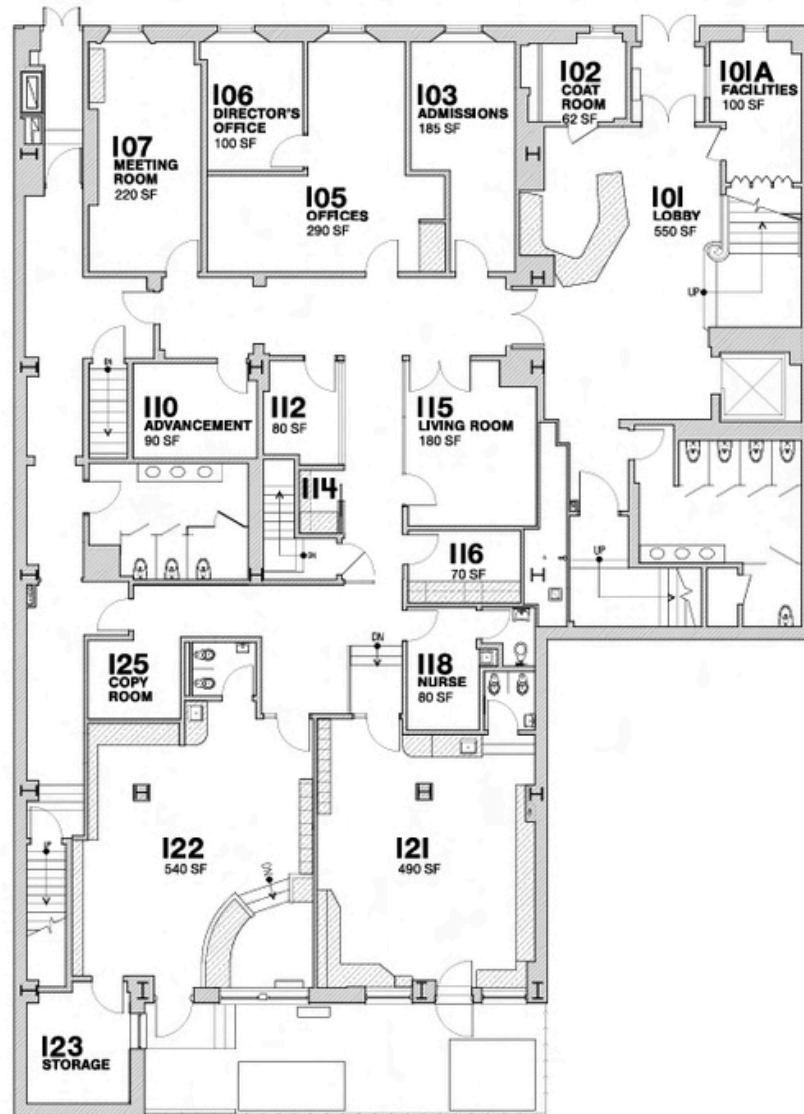
Floor Plans

West 85th Street



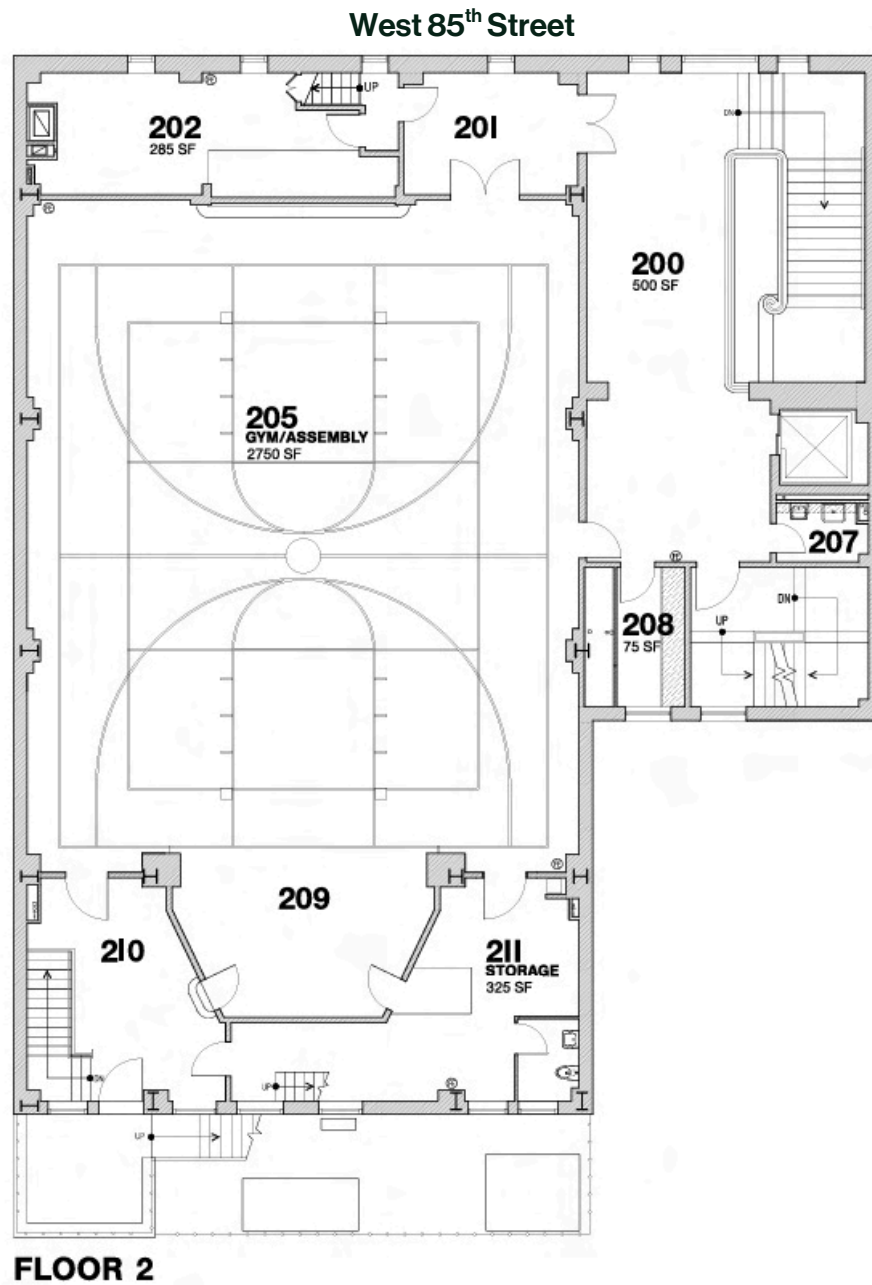
Floor Plans

West 85th Street



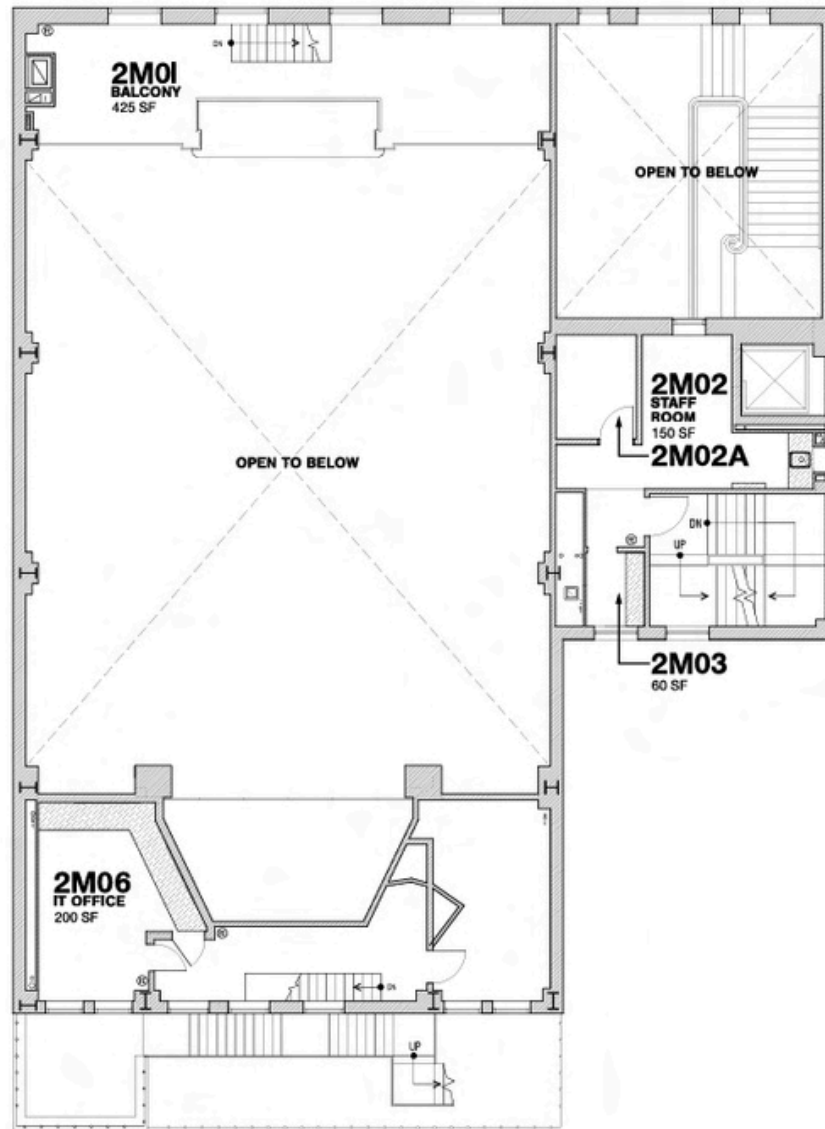
FLOOR I

Floor Plans



Floor Plans

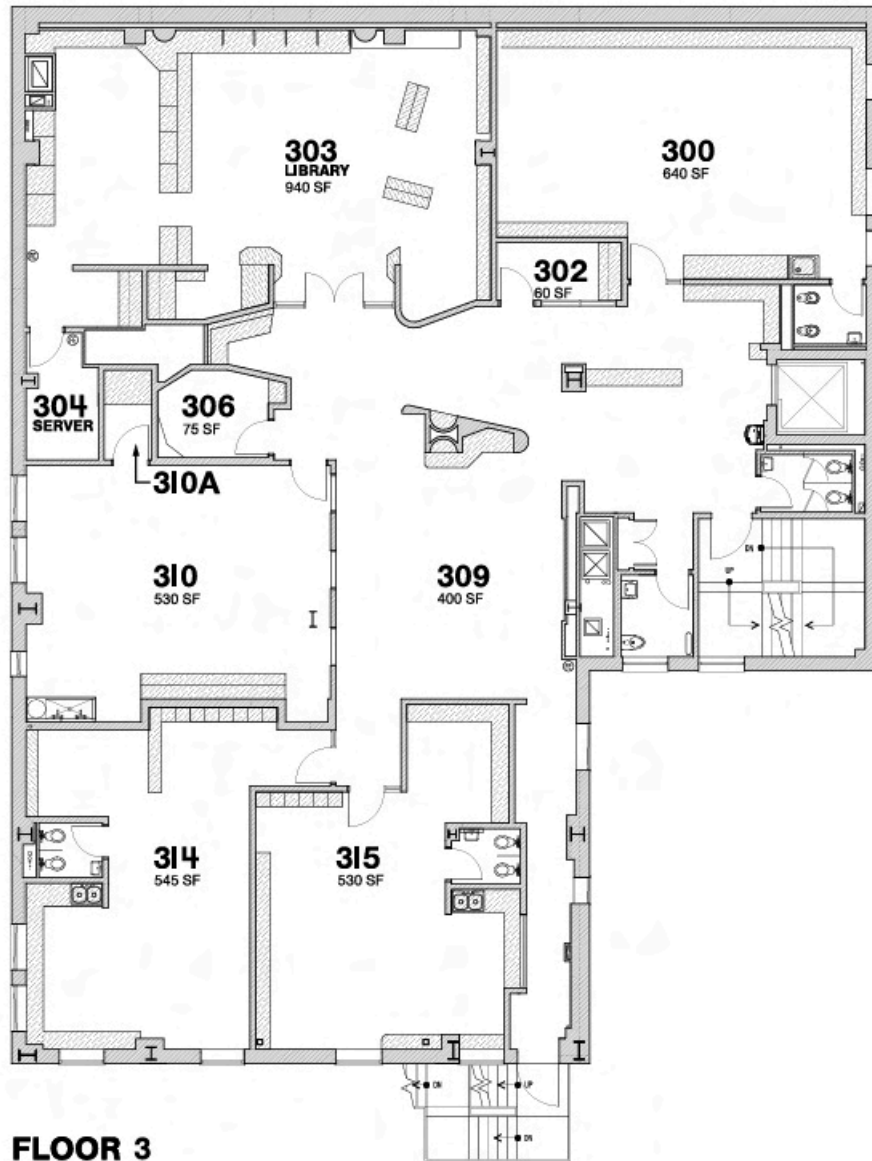
West 85th Street



FLOOR 2M

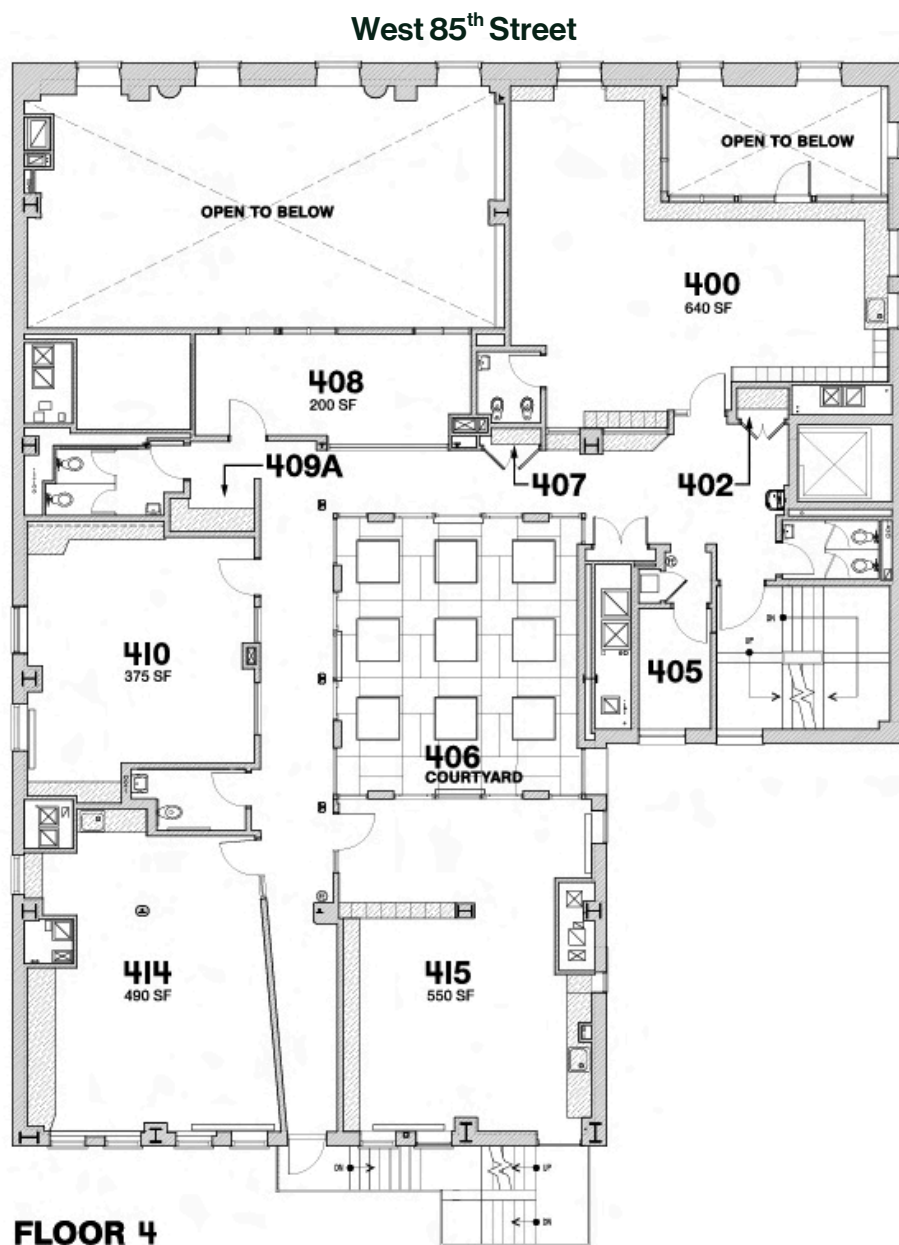
Floor Plans

West 85th Street

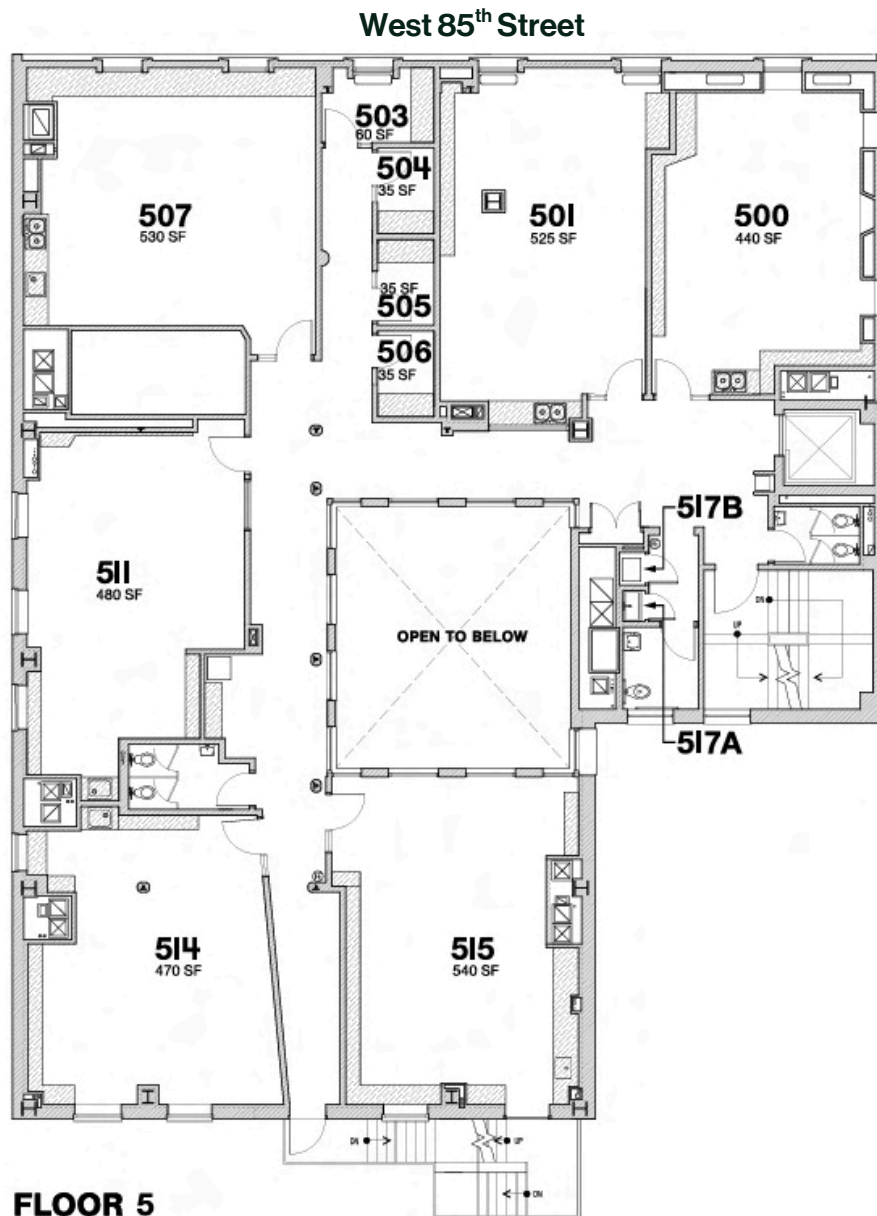


FLOOR 3

Floor Plans

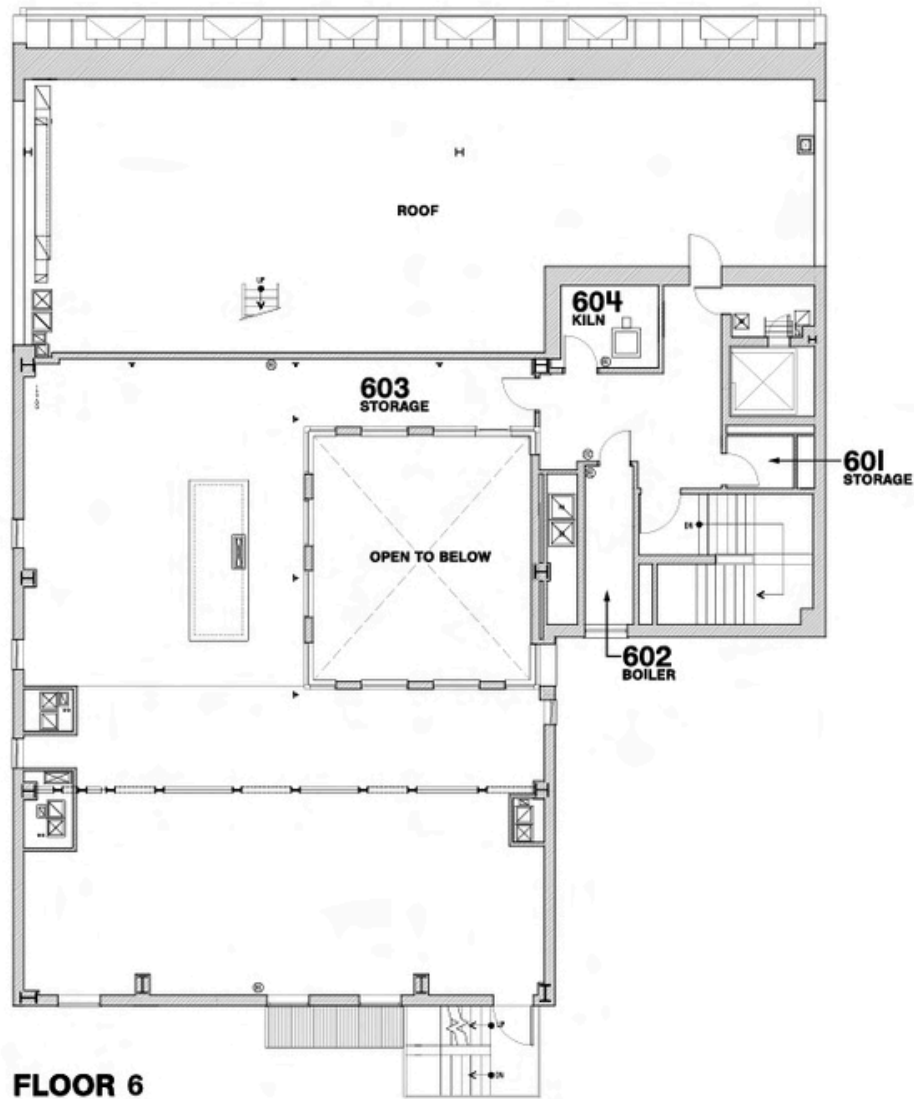


Floor Plans



Floor Plans

West 85th Street



Certificate of Occupancy



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Certificate of Occupancy

CO Number: 122142216F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A. Borough: Manhattan Address: 150 WEST 85 STREET Building Identification Number (BIN): 1032132	Block Number: 01215 Lot Number(s): 53 Building Type: Altered	Certificate Type: Final Effective Date: 07/08/2019
This building is subject to this Building Code: Prior to 1968 Code		
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1 (Prior to 1968 Code designation) Building Occupancy Group classification: E (2014/2008 Code) Multiple Dwelling Law Classification: None		
No. of stories: 6 Height in feet: 72 No. of dwelling units: 0		
C. Fire Protection Equipment: Fire alarm system, Sprinkler system, Fire Suppression system		
D. Type and number of open spaces: None associated with this filing.		
E. This Certificate is issued with the following legal limitations: Board of Standards and Appeals - Recording Info: 1-15-BZ		
Borough Comments: None		

Borough Commissioner

Commissioner

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Certificate of Occupancy

CO Number: 122142216F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	4		F-1		3	KITCHEN
CEL	14	OG	E S-2		3	ACCESSORY ADMINISTRATIVE OFFICES AND STAFF MEETING ROOM
CEL		OG	E S-2		3	BOILER ROOM, ELEVATOR MACHINE ROOM, OIL TANK ROOM, REFUSE & STORAGE ROOMS, GAS METER ROOM
CEL	15	OG	E		3	CLASSROOM
MZ2	8	60	E		3	OFFICE
MZ2	34	60	A-3		3	BALCONY SEATING
001	36	100	E B		3	CLASSROOMS
001	50	60	B S-2		3	ACCESSORY ADMINISTRATIVE OFFICE, STORAGE
002	290		A-3		3	AUDITORIUM, STAGE, (NO SCENERY)
002	65	60	E		3	CLASSROOMS, LUNCH_ROOMS
002	2	60	B		3	ACCESSORY ADMINISTRATIVE OFFICES, STORAGE
003	180		E		3	CLASSROOMS, LIBRARY, ACCESSORY OFFICE
004	159		E		3	CLASSROOMS, COURTYARD

Borough Commissioner

Commissioner

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Permissible Use and Occupancy						
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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
005	160	60	E		3	CLASSROOMS, ACCESSORY OFFICES
006	65	60	E S-2		3	CLASSROOMS, STORAGE ROOMS, KILN & BOILER ROOM
PEN						TRUSS FOR FUTURE PH
<p>IN ACCORDANCE WITH THE BSA APPROVAL (1-15-BZ) THE SITE SHALL BE LIMITED TO A MAXIMUM FLOOR AREA OF 39, 539 SQ. FT., (6.03 FAR) AND THE TOTAL HEIGHT OF THE BUILDING SHALL BE LIMITED TO 85'-3 1/2", EXCLUSIVE OF BULKHEADS, PARAPETS, AND PLAY AREA ENCLOSURE, AS ILLUSTRATED ON THE BSA APPROVED PLANS; AND THE PENTHOUSE SHALL BE SET BACK 11'-1" FROM THE STREET WALL; & ANY CHANGE TO USE, OCCUPANCY, OR OPERATOR OF THE SCHOOL SHALL REQUIRE THE BOARD'S APPROVAL. ALL USES ARE ACCESSORY TO THE SCHOOL. COMPLY WITH THE LOT LINE WINDOW DECLARATION DATED 5-17-16 FILED UNDER CRFN: 2016000397076</p>						
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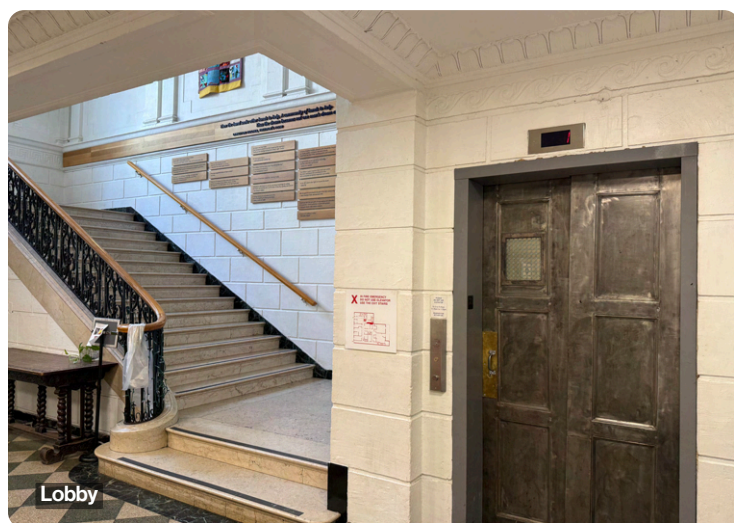
Borough Commissioner

Commissioner

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05 Photos



Photos



Neighborhood Overview

Upper West Side Overview

The Upper West Side is one of New York City's most desirable and strategically located neighborhoods, stretching from West 59th Street in the south to West 110th Street in the north. Positioned between Central Park to the east and the tranquil Hudson River to the west, it offers residents and visitors unparalleled access to some of the city's most iconic natural landmarks. The area is well-connected, with easy access to major transportation hubs, allowing for quick travel to other parts of the city. Its proximity to cultural institutions such as Lincoln Center and the American Museum of Natural History further enhances the Upper West Side's reputation as a dynamic and vibrant hub in Manhattan.





Community & Lifestyle

Known for its sense of community and family-friendly atmosphere, the Upper West Side attracts a diverse mix of residents, including young professionals, families, and retirees. The neighborhood is served by excellent public and private schools, making it a popular choice for families seeking a balanced urban lifestyle. Some of the top private schools in the area include Trinity, Dwight, Calhoun, Columbia Grammar & Preparatory, and Heschel. Additionally, Fordham University has a campus at Lincoln Center.



Cultural Sophistication

The Upper West Side is a neighborhood that radiates cultural sophistication, with intellectual and artistic landmarks that shape its unique character. At the heart of this cultural vibrancy is the American Museum of Natural History, an iconic institution that draws visitors from around the world with its vast collections and engaging exhibitions celebrating both the natural world and human achievement. Venues like the Beacon Theatre offer live entertainment options, providing a space for both established and emerging artists to showcase their work. The area's intellectual energy is further enriched by independent bookstores such as Shakespeare & Co., which foster a love of literature and provide a gathering place for the neighborhood's thoughtful residents. Riverside Park, with its stunning views of the Hudson River, serves as an additional cultural hub, regularly hosting outdoor concerts, live performances, and festivals that bring the community together in celebration of music, art, and nature.



Dining and Shopping

The Upper West Side is renowned for its vibrant dining and entertainment options, offering something for every taste. For food lovers, iconic spots like Zabar's, the beloved gourmet market, and Barney Greengrass, famous for its classic Jewish deli offerings, are staples. Those seeking upscale dining can enjoy the refined atmosphere at The Milling Room or indulge in creative Italian dishes at Lincoln Ristorante, located within Lincoln Center. The neighborhood also boasts casual favorites like Maison Pickle and Mama Too!

The Upper West Side is renowned for its superb shopping opportunities, featuring a mix of national retailers and charming boutique stores. Along Broadway, Amsterdam Avenue, and Columbus Avenue, well-known brands such as Lululemon, ZARA, and Vince are prominent, offering a range of fashion and lifestyle options. Columbus Circle provides a mall-like experience with a variety of upscale stores. Shoppers can explore high-end brands like Hugo Boss, as well as specialty retailers such as Wilson and Williams-Sonoma. This diverse shopping landscape caters to a wide range of tastes and needs, making the Upper West Side a vibrant destination for retail therapy



Transit Overview

Located at Central Park West and 86th Street, the area offers exceptional connectivity with the 86th Street subway station serving B and C trains just a 6/7-minute walk away. The B train operates weekdays during the day, while the C train runs at all times except nights, providing reliable access to both Brooklyn and Manhattan destinations. During late night hours, A train service is also available at this station, ensuring 24/7 subway access.

The location is served by multiple bus lines for comprehensive surface transit coverage. The M11 and M7 bus lines stop directly at 84th Street and Columbus Avenue, with the nearby M86 Select Bus Service connecting to 12 additional bus routes and providing crucial connections to the 1, 4, 5, 6, B, and C trains. Additional bus service includes the BxM2 express route for connections to the Bronx.

The building's prime Upper West Side location provides quick access to Manhattan's key destinations. The area is served by the 1, 2, and 3 express trains at nearby stations, offering direct connections to Lincoln Center, Times Square, and downtown Manhattan. Columbus Circle station, accessible via the A / B / C / 1 lines, is easily reachable by walking north along Broadway, providing additional express service options to Midtown and downtown.

This exceptional transit network positions residents within easy reach of all five boroughs while maintaining the residential charm of the Upper West Side neighborhood.

