

730 SAINT NICHOLAS AVENUE
HAMILTON HEIGHTS, MANHATTAN
Ask: \$3,000,000 (\$370/SF)



730 SAINT NICHOLAS AVENUE

NEW YORK, NY

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OPPORTUNITY OVERVIEW

Invictus Property Advisors is pleased to present on an exclusive basis the sale of 730 Saint Nicholas Avenue, an iconic five-story limestone mansion in the heart of Hamilton Heights.

This semi-detached home boasts a dramatic turret with bay windows on every floor, exuding timeless elegance. Spanning 8,100 square feet, the property includes high ceilings, grandly proportioned rooms, and abundant natural light through countless windows. This landmarked gem also showcases original details such as intricate stained-glass windows, inlay parquet floors, and well-preserved moldings and doors.

Configuration

The property includes a rare side driveway leading to a private garage, offering parking for up to two cars—an extraordinary amenity in Manhattan. Inside, you'll find nine bedrooms, a total of 6 baths, a formal dining room, skylights, and a private garden. The building also features a sub-cellar for additional storage, blending practicality with splendor.

Possible Use Cases

This two-family townhouse offers excellent versatility and represents an ideal live-and-income opportunity. An investor can renovate the entire building, creating a luxury upper fourplex as a personal residence while renting out the expansive garden unit to generate additional income. Alternatively, the property's potential can be maximized by converting each of its five floors into individual apartments, unlocking significant investment income.

Future Development

Additionally, the property offers development opportunities with additional air rights to expand up to 12,132 BSF as-of-right or 15,195 BSF under the Universal Affordability Program.

Location

Situated on a 30' x 100' lot, this 22-foot-wide townhouse is just steps from the 145th Street Subway Station at West 145th Street and St. Nicholas Avenue servicing the A, B, C, and D subway lines, providing short connectivity to Midtown and beyond. Nestled in Hamilton Heights, the property is surrounded by cultural landmarks, Jackie Robinson Park, and a thriving community of restaurants and cafes. With incredibly low annual taxes of \$7,946, this home offers not only grandeur but also long-term financial appeal.

While a gut renovation is needed to restore the building to its full potential, 730 Saint Nicholas Avenue represents a rare opportunity to own a truly unique and iconic property in one of Manhattan's most historic neighborhoods.

Property Information

Address:	730 Saint Nicholas Avenue New York, NY 10031
Block / Lot:	2053 / 65
Submarket:	Hamilton Heights
Cross Streets:	Located on Saint Nicholas Avenue between West 145 th Street & West 150 th Street
Landmark:	Yes
Building Type:	Multifamily
Lot Dimensions:	30.33' x 100'
Lot Area:	3,033 SF
Total Building Gross SF:	8,100 SF
Stories:	5
Residential Units:	2

Tax & Assessment Info

Annual Assessment (2025):	\$39,564
Annual Property Tax (2025):	\$7,946
Tax Class:	1

Zoning Information

Zoning District:	R7A C1-4		
	FAR	Total BSF	Air Rights Available
Residential (as-of-right):	4.00	12,132 BSF	4,032 BSF
Residential (UAP):	5.01	15,195 BSF	7,095 BSF
Commercial:	2.00	6,066 BSF	0 BSF

2-FAMILY RENOVATION

PROJECTED RENT ROLL

Unit	Beds	Status	GSF	NSF	Monthly	Annual	\$/NSF
Garden	3.0	FM	2,100	1,785	\$ 6,700	\$ 80,400	\$ 45
Fourplex	6.0	FM	6,000	5,100	\$ 17,000	\$ 204,000	\$ 40
Total:	9.0		8,100	6,885	\$ 24,750	\$ 284,400	\$ 43

Blue denotes projections due to vacancy. Units require gut renovation to achieve projected rents.

PROJECTED EXPENSES

Expenses		Annual
Real Estate Taxes (24/25)	<i>Actual</i>	\$ 7,946
Insurance	<i>Projected @ \$1.25 / SF</i>	\$ 8,750
Water & Sewer	<i>Projected @ \$1,000 / Floor</i>	\$ 5,000
Common Electric	<i>Projected @ \$0.15 / SF</i>	\$ 1,050
Gas	<i>Tenants Pay</i>	\$ 0
Repairs & Maintenance	<i>Projected @ \$500 / Floor</i>	\$ 2,500
Super	<i>Projected @ \$300 / Month</i>	\$ 3,600
Total:		\$ 28,846

SUMMARY

Breakdown	Annual
Projected Gross Income:	\$ 284,400
Less 3% Vacancy & Credit Loss:	\$ 8,532
Effective Gross Income:	\$ 275,868
Projected Expenses:	\$ 28,846
Projected Net Operating Income:	\$ 247,022

ASK PRICE: \$3,000,000 (\$370/SF)

5-FAMILY CONVERSION

PROJECTED RENT ROLL

Unit	Beds	Status	GSF	NSF	Monthly	Annual	\$/NSF
Garden	3.0	FM	2,100	1,785	\$ 6,700	\$ 80,400	\$ 45
2	3.0	FM	2,100	1,785	\$ 6,700	\$ 80,400	\$ 45
3	2.0	FM	1,300	1,105	\$ 4,150	\$ 49,800	\$ 45
4	2.0	FM	1,300	1,105	\$ 4,150	\$ 49,800	\$ 45
5	2.0	FM	1,300	1,105	\$ 4,150	\$ 49,800	\$ 45
Total:	12.0		8,100	6,885	\$ 25,850	\$ 310,200	\$ 45

Blue denotes projections due to vacancy. Units require gut renovation and reconfiguration to achieve projected rents.

PROJECTED EXPENSES

Expenses	Annual
Real Estate Taxes (24/25)	Actual \$ 7,946
Insurance	Projected @ \$1.25 / SF \$ 8,750
Water & Sewer	Projected @ \$1,000 / Floor \$ 5,000
Common Electric	Projected @ \$0.15 / SF \$ 1,050
Gas	Tenants Pay \$ 0
Repairs & Maintenance	Projected @ \$500 / Floor \$ 2,500
Management	Projected @ 3.0% of EGI \$ 9,027
Super	Projected @ \$300 / Month \$ 6,000
Total:	\$ 40,273

SUMMARY

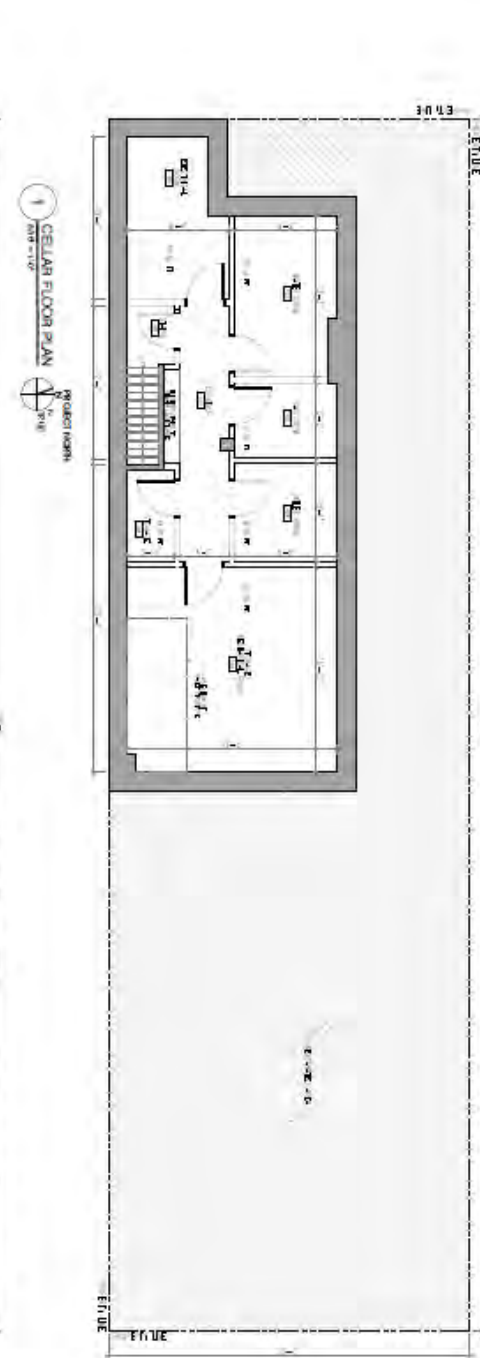
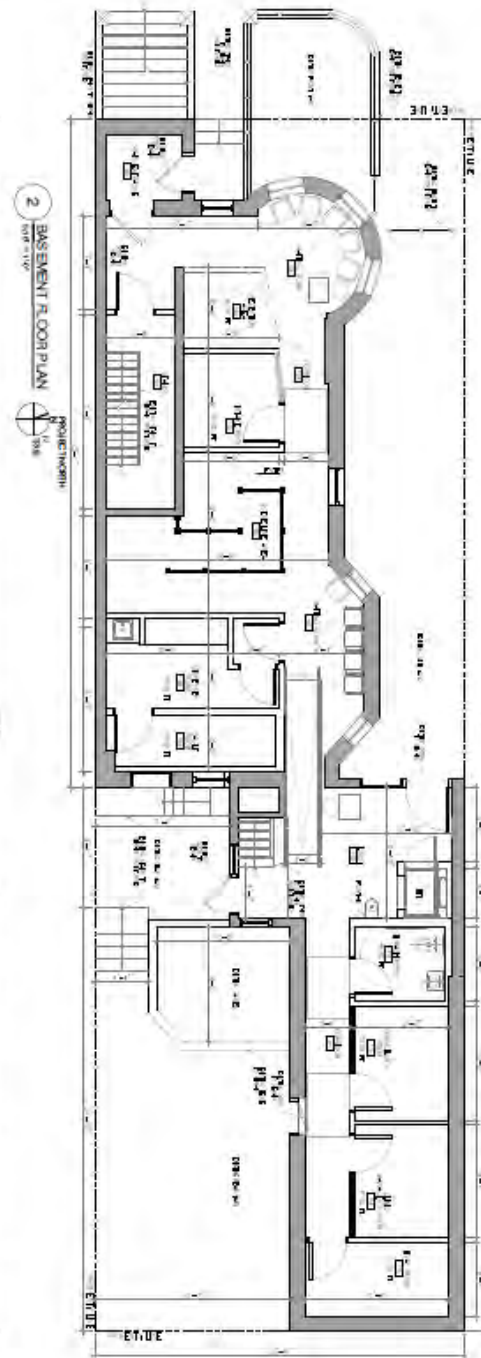
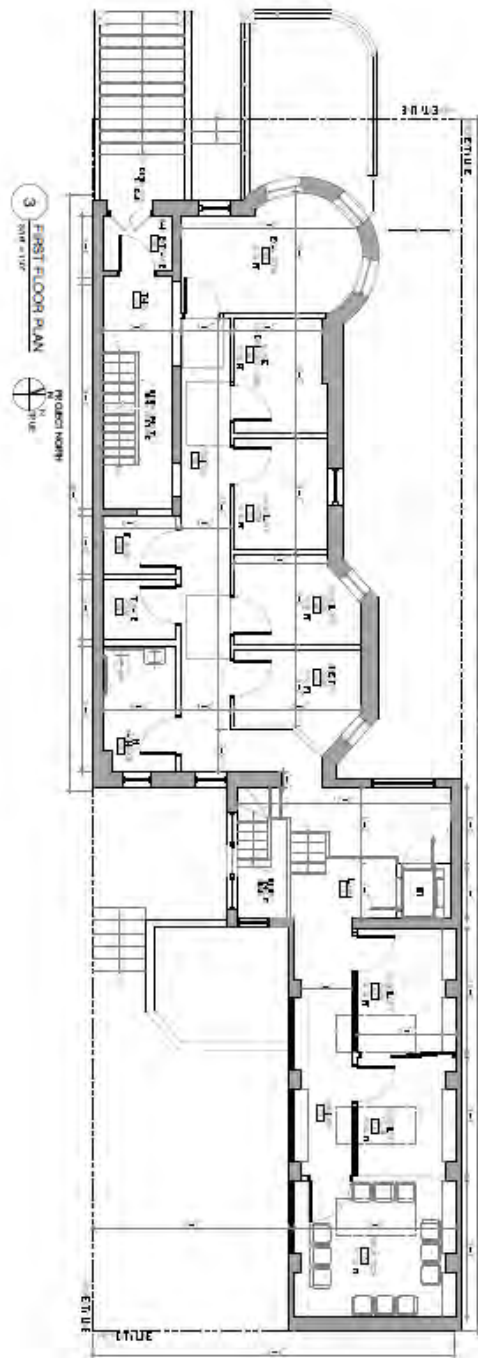
Breakdown	Annual
Projected Gross Income:	\$ 310,200
Less 3% Vacancy & Credit Loss:	\$ 9,306
Effective Gross Income:	\$ 300,894
Projected Expenses:	\$ 40,273
Projected Net Operating Income:	\$ 260,621

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1ST FLOOR

GARDEN FLOOR

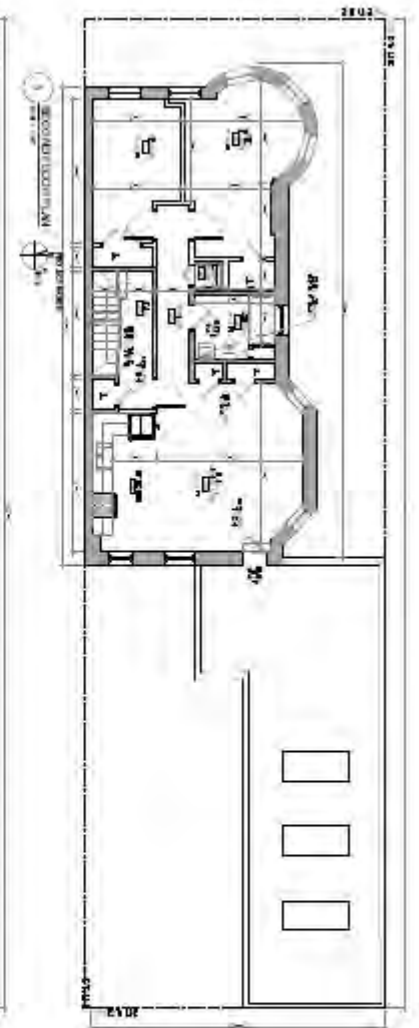
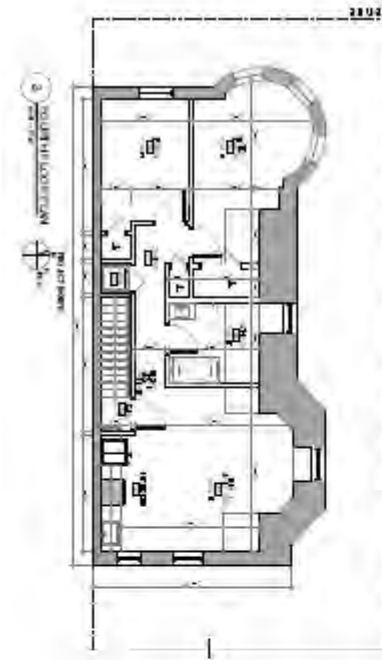
CELLAR



4TH FLOOR

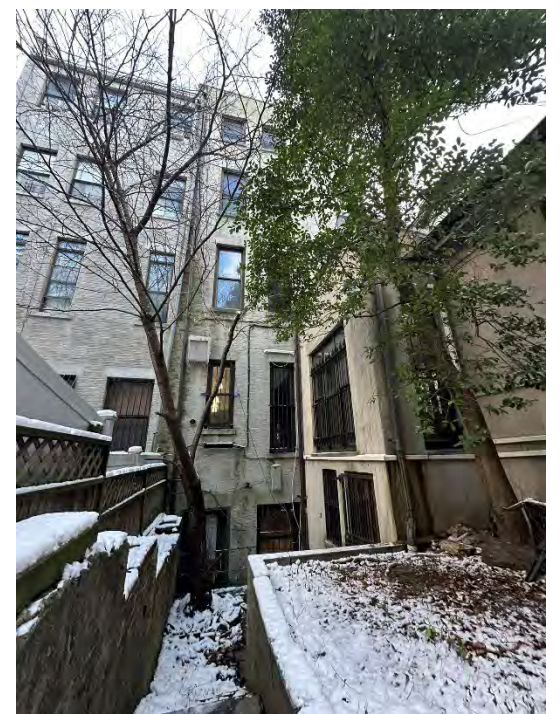
3RD FLOOR

2ND FLOOR









730

SAINT NICHOLAS
AVENUE

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