

68



Cooper Street

↗ For Sale

Development Site

Guidance Upon Request

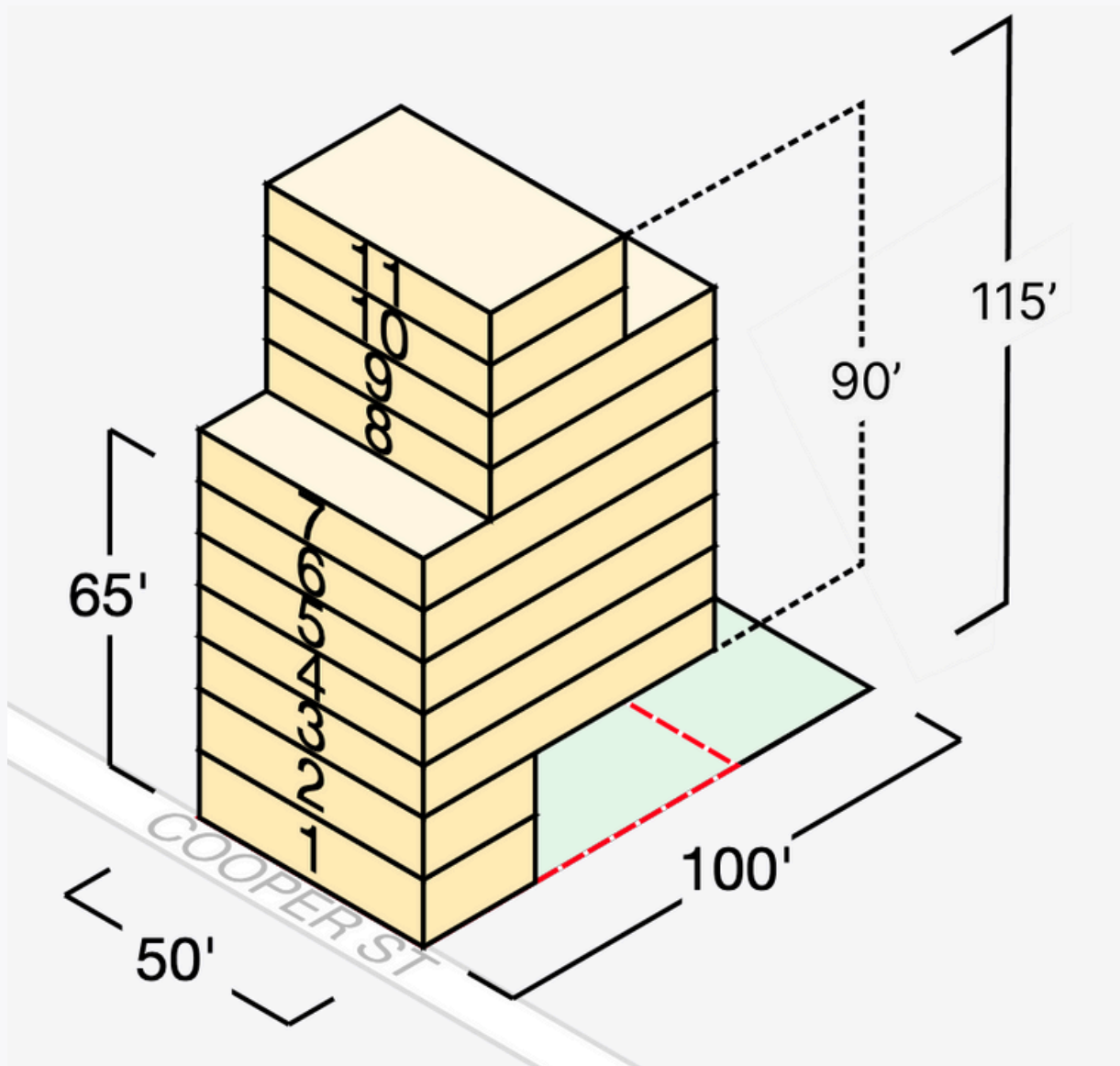




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Property Description

BKREA is proud to be exclusively retained to facilitate the sale of 68 Cooper Street ("The Property"), an exceptional mixed-use development opportunity in the vibrant Inwood neighborhood of Northern Manhattan. Ideally situated on the north side of Cooper Street, between West 204th and West 207th Streets, this prime site offers a 50-foot lot frontage on a vacant parcel, providing developers with ample time and flexibility for thoughtful planning and design.

The 5,000 square-foot lot is within the R7A, allowing for an as-of-right FAR of 4.00 for residential use and 5.01 FAR for UAP (Universal Affordability Preference), which translates to an as-of-right ZFA of 20,000 residential ZFA and 25,050 UAP ZFA.

This development site boasts unparalleled access to public transportation, with the **A** train just one block away at Broadway and West 207th Street—both bustling retail and commercial hubs. This convenience ensures an effortless commute to Midtown and Lower Manhattan, making the location highly desirable for residents and businesses alike. The site is perfectly positioned near iconic attractions, including The Cloisters Art Museum, Dyckman Farmhouse Museum, Inwood Hill Park, Isham Park, Fort Tryon Park, and the Columbia University Baker Athletics Complex. Its vibrant surroundings feature trendy dining options such as Bocaditos Bistro, Garden Café, Beans and Vines, and Seawalk, adding to its appeal.

With residential developments in the area achieving rents exceeding \$50/sf and condo sales surpassing \$1,000/sf, this offering represents a remarkable opportunity for developers to acquire a prime site in the heart of Manhattan's dynamic Inwood neighborhood.



Property Information

Address:	68 Cooper Street	Development Lot Dimensions:	50' X 100'
Location:	North side of Cooper Street, between West 204th and West 207th Streets	Max FAR	5.01
Neighborhood:	Inwood	Lot Square Footage	5,000 sq ft
Block / Lot:	2240/ 27	Total BSF	20,000 (25,050 UAP)
Zoning:	R7A	Existing SF	0

*All square footages are approximate, based on public records and client materials.

Assessment (24/25):	\$334,980.00
Taxes (24/25):	\$36,050.56

Key

R - Residential

R(UAP) - Residential with Universal Affordability Preference

C - Commercial

CF - Community Facility

As of Right

	R	R(UAP)	C	CF	MAX
FAR	4.0	5.01	0	0	5.01
ZFA	20,000	25,050	0	0	25,050



Highlights & Tax Map



Significant Frontage

The site offers potential developers 50' of frontage along the north side of Cooper Street.



Boutique Development

The Site will be delivered with a total of 20,000 buildable square feet ideal for a multitude of development schemes and 25,050 UAP.



Convenient Accessibility

Access to public transportation, with the **A** subway line just one block away at Broadway and West 207th Street.



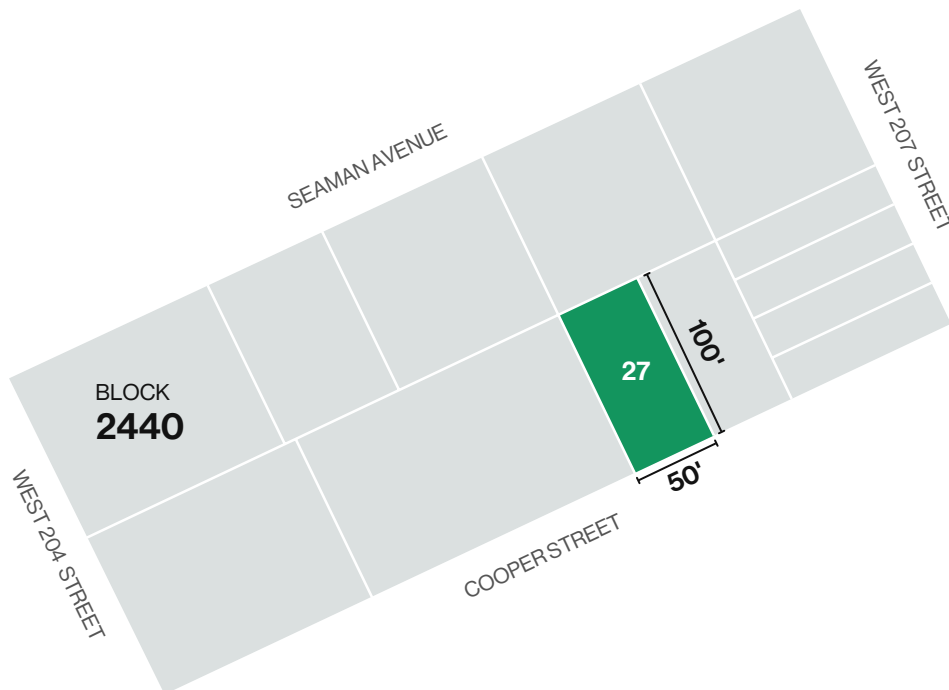
Vacant Possession

The parcel is currently unimproved and features a rock formation.



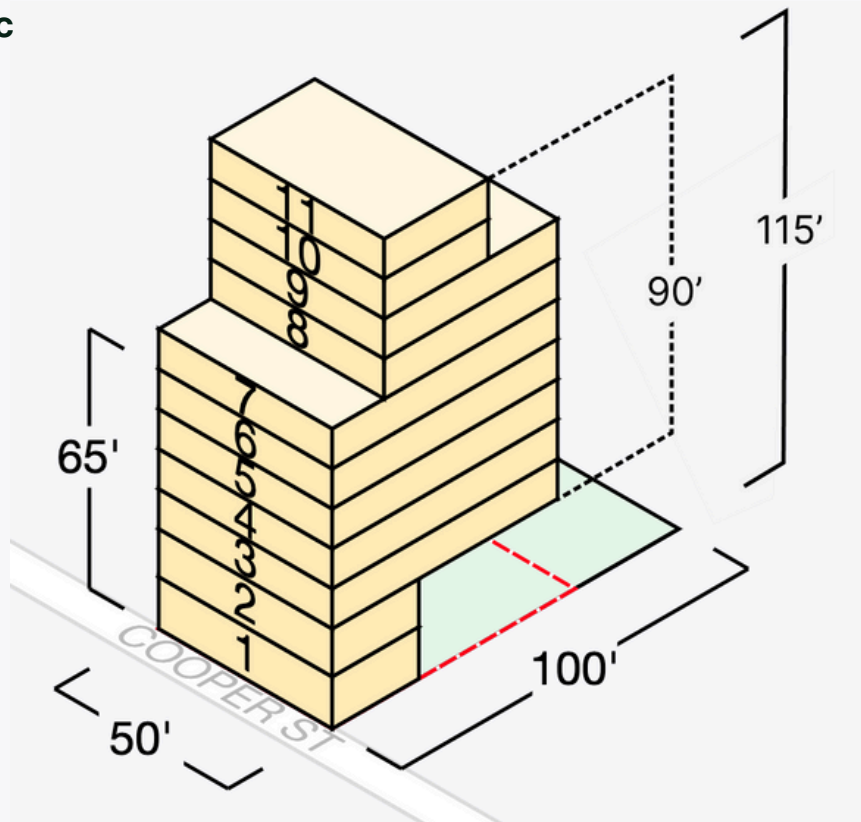
Inwood Location

Future development will capitalize on nearby attractions and the growing demographics of the surrounding neighborhood.

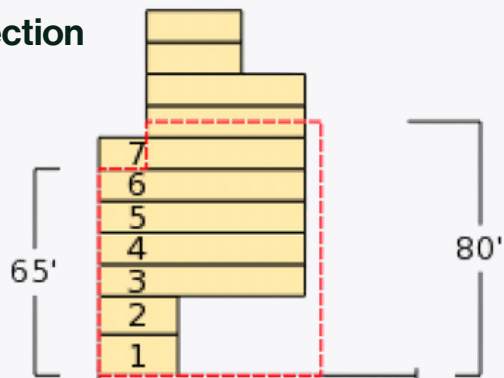


Massing Study

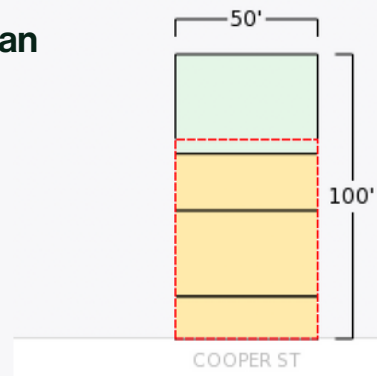
Axonometric



Section



Plan



New Projects in the Area

Inwood, Manhattan, is experiencing a surge of residential development, reflecting its growing appeal and strategic importance within New York City. Below are two notable projects contributing to the neighborhood's growth:

1

3880 Ninth Avenue

Under Construction

About

An 18-story residential building is under construction at 3880 Ninth Avenue. Designed by JFA Architects & Engineers and developed by The Jay Group, the 170-foot-tall structure will encompass 211,000 square feet, offering 270 rental units averaging 707 square feet each. The development also includes 20,000 square feet of commercial space on the lower levels, a cellar, one commercial loading berth, and a 41-vehicle parking garage.



2

405 & 407 West 206th Street

Under Construction

About

Governor Kathy Hochul announced the commencement of a \$416 million residential development at 405 and 407 West 206th Street. This mixed-income project comprises two buildings that will collectively provide nearly 700 apartments, with 281 designated as affordable units. Amenities will include free broadband internet, all-electric heating and cooling systems, and other sustainable features aligning with the state's climate objectives.



These developments underscore Inwood's dynamic growth and its commitment to expanding housing options while incorporating modern, sustainable living solutions.

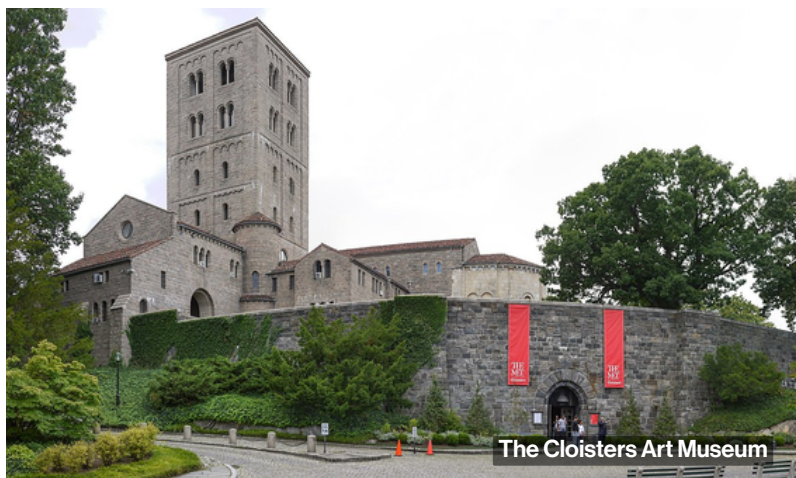
Neighborhood Overview

Inwood: A Vibrant and Dynamic Neighborhood

Nestled at the northernmost tip of Manhattan Island, Inwood is a vibrant and dynamic neighborhood in the New York City borough of Manhattan. Bordered by the Hudson River to the west, Spuyten Duyvil Creek and Marble Hill to the north, the Harlem River to the east, and Washington Heights to the south, Inwood offers a unique blend of natural beauty, cultural richness, and urban convenience.



Inwood Hill Park



The Cloisters Art Museum



207 Street Subway Station



TD Bank

A Hub of Culture, History, and Green Spaces

The neighborhood is renowned for its close proximity to iconic attractions, including The Cloisters Art Museum, a treasure trove of medieval art and architecture; the historic Dyckman Farmhouse Museum; and lush green spaces like Inwood Hill Park, Isham Park, and Fort Tryon Park, which provide residents with serene escapes from city life. The Columbia University Baker Athletics Complex adds to the area's vibrancy, drawing students and sports enthusiasts alike.



Bocaditos Bistro

Noel Y. Calingasan

Inwood: A Culinary and Cultural Gem in Manhattan

Inwood's thriving culinary scene features trendy dining spots such as Bocaditos Bistro, Garden Café, Beans and Vines, and Seawalk, creating a lively atmosphere for residents and visitors. With its rich history, cultural landmarks, and a growing array of modern amenities, Inwood is highly desirable for residents and businesses, blending the charm of a close-knit community with the energy of Manhattan living.



Garden Café



Beans and Vines

Transit Overview

Inwood offers exceptional connectivity, making it a convenient neighborhood for residents and visitors alike. The area is served by several subway lines, including the **A** and **1**, with nearby stops at Dyckman Street and Broadway/Dyckman Street. These stations provide quick and easy access to Midtown and Lower Manhattan. For commuters and travelers, the **Hudson Line** train adds an additional layer of convenience for regional travel.

The neighborhood is also well-served by bus routes, including the **BX7**, **BXM1**, **M100**, and **M4**, ensuring seamless connections to other parts of Manhattan and the Bronx. Key transit hubs, such as Dyckman Street/Sherman Avenue and Margaret Corbin Drive near The Cloisters, make navigating the area simple and efficient. With such a robust transportation network, Inwood combines accessibility with the charm of its unique surroundings.

Inwood is home to some of the most remarkable green spaces in Manhattan, with **Inwood Hill Park** standing out as a living testament to the city's ancient history. This park preserves a glimpse of "old New York" with its dramatic caves, valleys, and ridges—geological remnants of shifting glaciers from prehistoric times. It also boasts Manhattan's last natural salt marsh and dense forest, untouched by urban development. Rich in history, the park continues to reveal artifacts from its use by Native Americans in the 17th century, serving as a window into the past. Unlike much of Manhattan, Inwood Hill Park escaped significant alteration during the wars and urban expansion of the 17th and 18th centuries, making it a unique sanctuary of natural and historical significance. For residents and visitors, it offers an extraordinary blend of serene beauty and a connection to New York's origins.



Meet the Team



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