

500-504 Columbus Avenue



BKREIA



For Sale

Guidance Upon Request



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BKREA

Property Description

➤ 500–504 Columbus Avenue

BKREA has been exclusively retained to arrange the sale of 500–504 Columbus Avenue (“the Property”), a five-story building on the northwest corner of 84th Street and Columbus Avenue, presenting a rare residential redevelopment opportunity in the heart of the Upper West Side.

The Property sits on a 10,217 SF corner lot improved by a mixed-use structure totaling approximately 35,258 SF (3.45 FAR). The ground floor retail is anchored by Gristedes supermarket, with additional tenants including Park West Laundromat and a shoe repair shop. The upper floors contain vacant residential units with 12-foot ceilings.

The building is a contributing property within the Upper West Side/Central Park West Historic District. Based on preliminary studies, there may be a path to restore the structure to its prior non-conforming configuration and pursue additional vertical expansion.

500–504 Columbus Avenue is positioned in one of the most desirable residential neighborhoods in New York City, the Upper West Side, an area that has seen limited new supply in recent years. The Property benefits from immediate proximity to both Central Park and Riverside Park, while being surrounded by some of the city’s best dining destinations, including Barney Greengrass, Cafe Luxembourg, and Tatiana by Kwame Onwuachi. It is also conveniently located near top-tier private schools such as Trinity School, Collegiate School and Columbia Prep. This combination of prime location, redevelopment potential, and stable retail base makes 500–504 Columbus Avenue one of the most compelling opportunities currently available on the Upper West Side.



Property Information

Address:	500-504 Columbus Avenue
Location:	The Site is located on the NWC of 84 th Street and Columbus Avenue
Neighborhood:	Upper West Side
Development Block / Lot:	1215 / 29

Building Information

	Lot 29	Total
Lot Square Footage:	10,217	10,217
Current Zoning:	C1-8A(R9A),EC-2	C1-8A(R9A),EC-2
Existing Building	35,258	35,258

* These are approximate figures subject to confirmation from a survey

	Lot 29	Total
Assessment (25/26):	\$2,212,650	\$2,212,650
Real Estate Taxes (25/26):	\$276,581	\$276,581

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

** Please refer to the data room for massing study conducted by Redflux



Highlights & Tax Map



Vacant Residential Floors

The fully vacated residential floors at 500 and 504 Columbus Avenue present a rare opportunity to reimagine the space for luxury condominiums or high-end rental apartments.



Favorable Lease

The existing lease terms, available in the data room, include provisions designed to support and facilitate the proposed redevelopment plan illustrated by Urban Cartographics.



Proximity to Top Private Schools

Within walking distance of top-tier private schools—including Trinity School, Collegiate School, and Columbia Prep—the location offers exceptional appeal for family-oriented end-users and future residents.



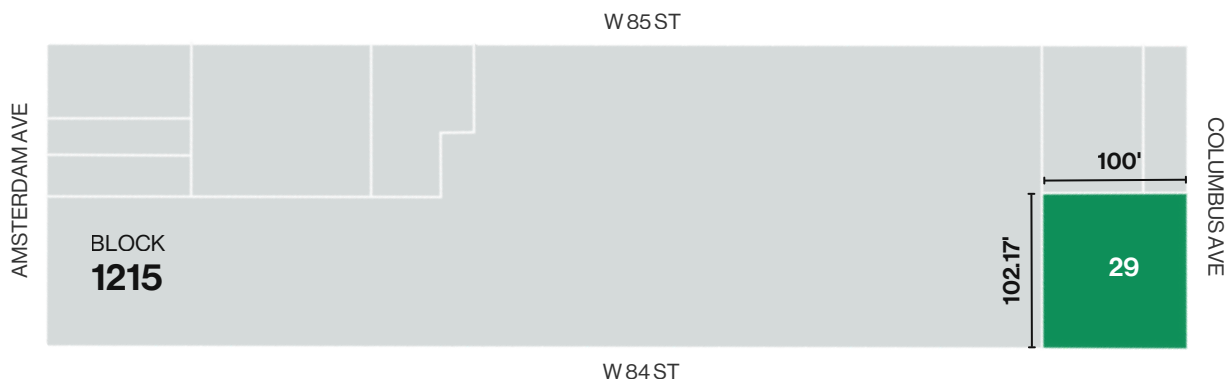
Coveted Location

Situated in the heart of the Upper West Side, the property is surrounded by premier private schools, world-class museums, and some of New York City's finest dining destinations.



Excellent Connectivity

Conveniently located just a 6-minute walk from the B and C subway lines at 86th Street, with the M11 and M7 bus stops directly at 84th Street and Columbus Avenue.



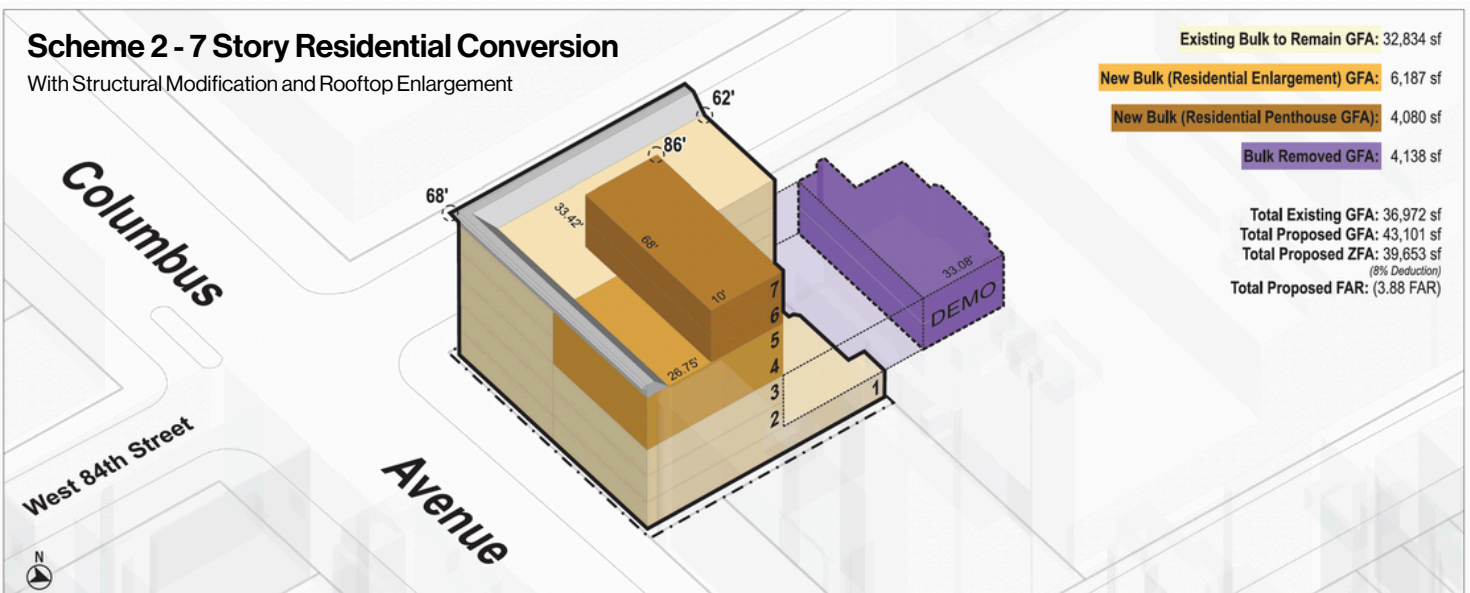
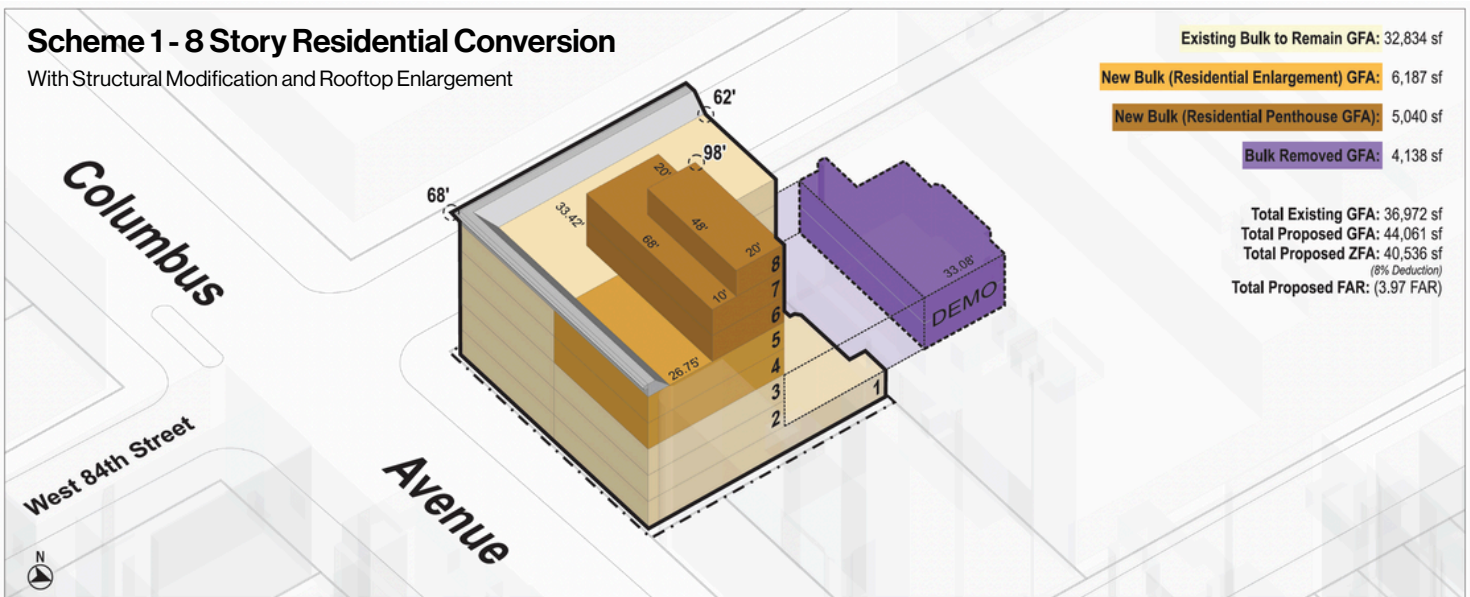
*As per NYC Department of Finance Digital Tax Map

* Note the Lot Dimensions, Building Dimensions and Lot Square Footages are per public record. All measurements are subject to confirmation by architectural survey.

Development Schemes

Conversion and Enlargement of Existing Building

The conceptual plans illustrate the demolition of approximately 4,138 square feet from the second and third floors at 504 Columbus Avenue, the residential enlargement of floors four and five at 504 Columbus Avenue adding 6,187 square feet, and the construction of two to three additional floors spanning 500–504 Columbus Avenue totaling 5,040 square feet. These upper levels are designed to be set back and not visible from the street. This plan presents a clear path to unlock meaningful residential value while retaining stable ground-floor retail income.



- Existing Bulk to Remain (Residential Conversion)
- New Bulk (Residential Enlargement)
- New Bulk (Residential Penthouse)
- Bulk Removed (Demolition at Rear of Existing)

For illustrative purposes only.

Urban Cartographics

04 Historical Significance

History Summary

500 Columbus Avenue, built in 1895 in the Renaissance Revival style, is characteristic of the district's late 19th-century architecture. Designed by Neville & Bagge and developed by John Casey, the building was originally constructed for multi-family residential use and still retains its original brick façade.

In 1936, architect William I. Hohauser carried out major alterations at both 498 and 504 Columbus Avenue for owner Iaconia Trading Co. At 498 Columbus, the entrance portico on the West 84th Street façade was removed and replaced with new storefronts and steps. At 504 Columbus, the fourth and fifth stories were demolished, and the building was reconstructed with a new roof, sidewalls, and rear wall to house a movie theater. Storefronts at both properties were also replaced.

Because the 1936 alterations at 504 Columbus removed two stories and converted the building to a theater, we believe the Landmarks Preservation Commission will look favorably on restoring additional floors to this portion of the property.



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



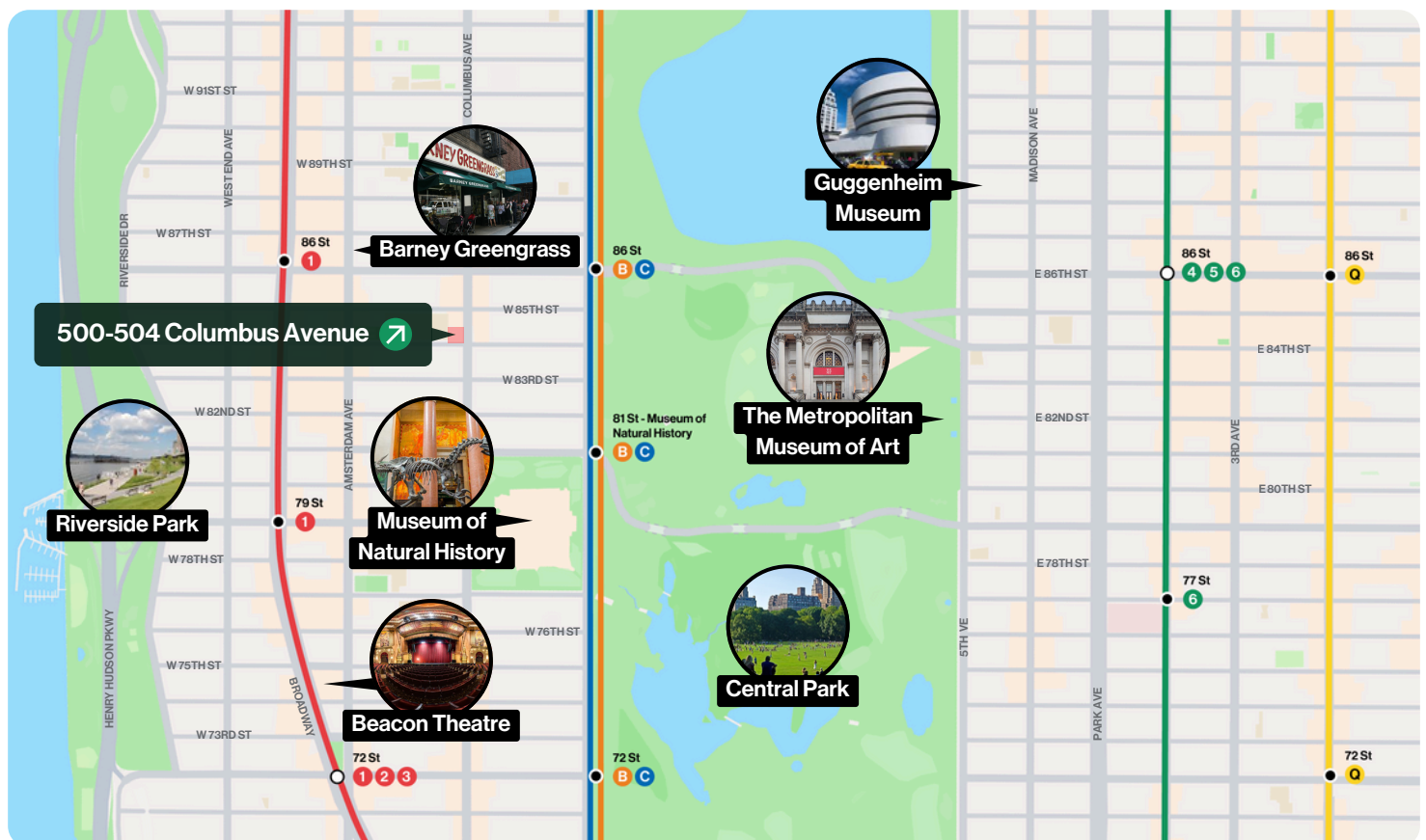
Transit Overview

Located at Central Park West and 86th Street, the building offers exceptional connectivity with the 86th Street subway station serving **B** and **C** trains just a 6-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** / **D** / **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.



Meet the Team



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