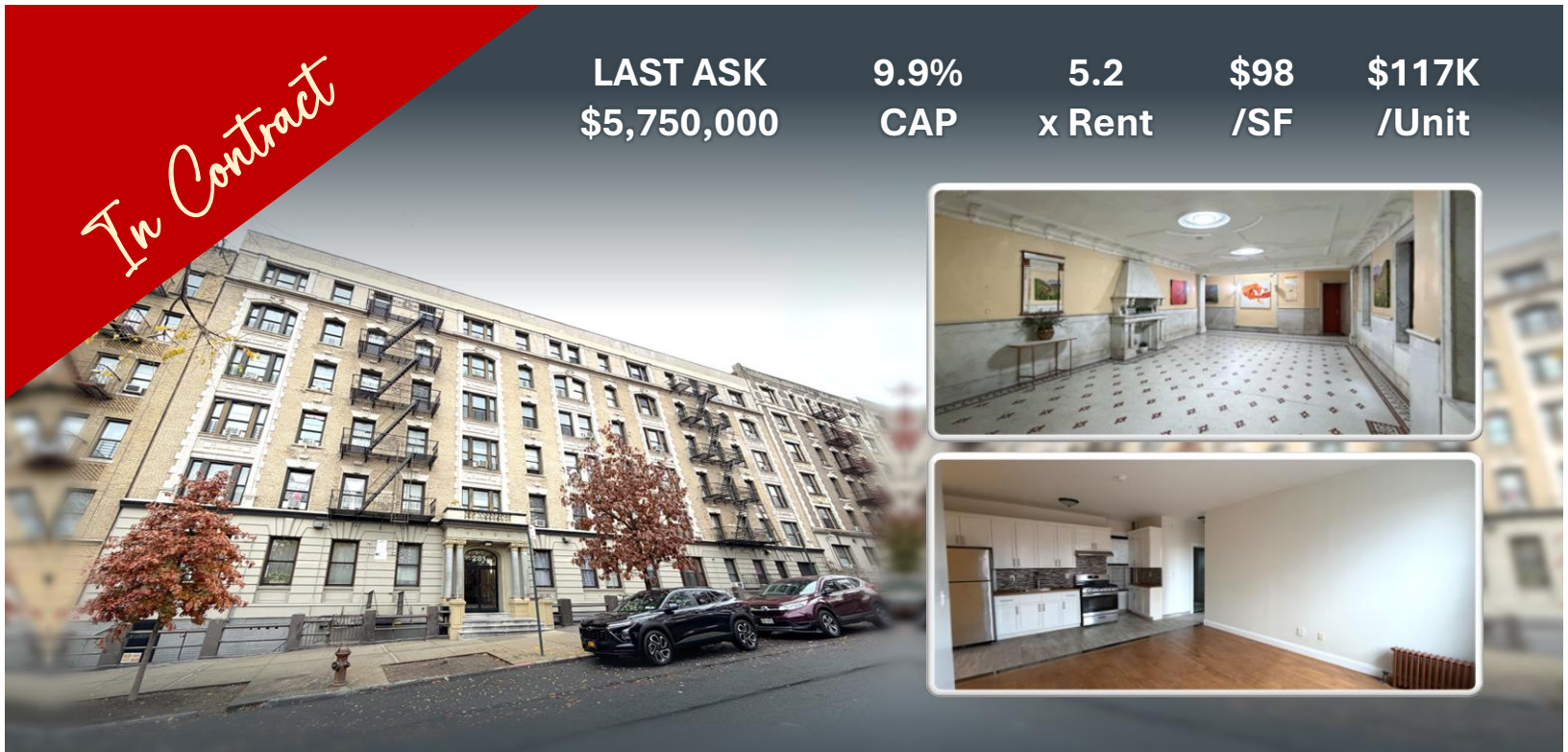
In Contract

LAST ASK	9.9%	5.2	$98	$117K
$5,750,000	CAP	x Rent	/SF	/Unit



49-UNIT ELEVATORED PREWAR MULTIFAMILY FEATURING SPACIOUS LAYOUTS, STRONG MANAGEMENT HISTORY, AND CAPEX — HARLEM'S SUGAR HILL

281 Edgecombe Avenue | Harlem, New York - Team Lala of RM Friedland facilitated a fully-executed contract on this elevatored, prewar multifamily property consisting of forty-nine residential apartments located along Edgecombe Avenue in the Sugar Hill section of Harlem.

This six-story, semi-fireproof building totals approximately 58,600 square feet on a 12,900-square-foot R8A-zoned parcel and showcases the enduring quality of early 20th-century construction paired with modernized mechanical systems.

The property features an arched steel and glass entrance leading into a tiled lobby and entranceway with original marble and steel staircases that reflect its classic prewar character.

The façade and parapet walls have been repointed and restored within the past two years, including a rebuilt east-side parapet with new stucco and flashing. The roof is a silver-coated rubber membrane in good condition.

Mechanical highlights include a 1986 dual-fuel boiler operating primarily on natural gas with a 3,500-gallon above-ground #2 oil tank and computerized heat-timer controls. The building has circuit breaker electrical panels throughout, gas meters located in the basement, and a heat management computer system.

The apartments are generously proportioned, averaging over 1,050 square feet per unit (estimated), and several have been fully gut renovated with modern finishes while maintaining prewar layouts conducive to long-term family tenancy. A laundry room is available for resident use, supporting convenience and tenant retention.

The property is situated within the vibrant Sugar Hill area of Harlem that offers convenient access to public transportation, neighborhood shopping, dining, and recreational amenities.

The combination of large unit layouts, sound management, and recent physical upgrades underscores the property's enduring stability and appeal.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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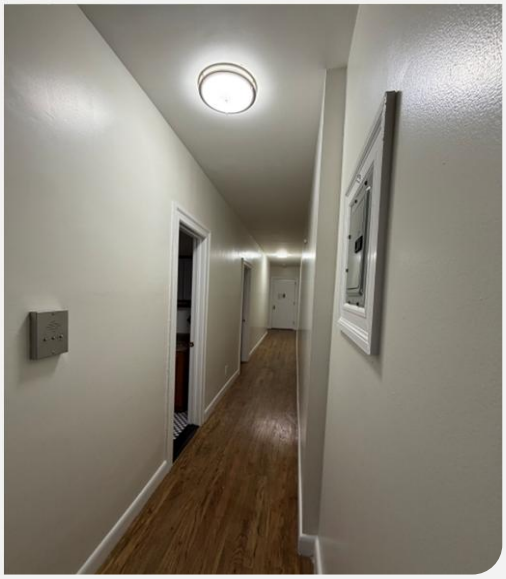
281 EDGECOMBE AVE



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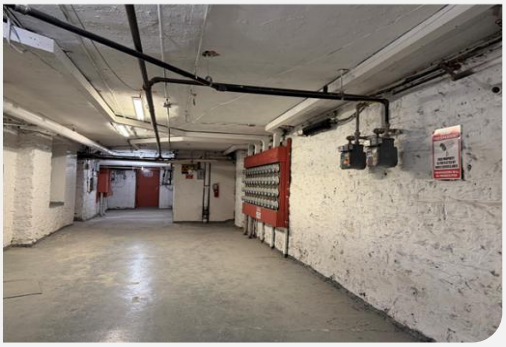
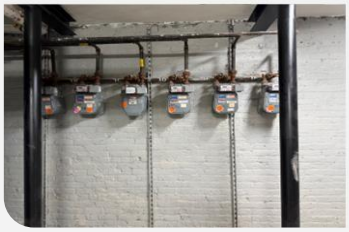

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281 EDGECOMBE AVE

281 EDGECOMBE AVENUE, 10031
Manhattan (Borough 1)
Block 2053
Lot 14

Zoning District
R8A

Intersecting Map Layers
Historic District — Hamilton Heights
Sugar Hill Historic District

FRESH Zone
Appendix I

SOURCE
https://zola.planning.nyc.gov

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$2 Billion In Gross Sales
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Marco Lala

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Dave Raciti

Michelle Lala

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Reach Out Anytime

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