

242

Dyckman Street

Inwood, New York, NY 10034

CBRE

**Gas Station with Service / Auto Repair
and Development Upside for Sale**
Inwood, Manhattan

242

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Inwood, New York, NY 10034

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EXECUTIVE SUMMARY

CBRE, as an exclusive agent, is pleased to offer for sale 242 Dyckman Street (“the Property”), a prime investment opportunity located in Inwood, one of Manhattan’s most rapidly expanding neighborhoods. Located on the southwest corner of Seaman Avenue and Dyckman Street, the strategically poised property benefits from its adjacency to a major highway ramp as well as the 200’ of wraparound frontage along Dyckman Street, a highly foot-trafficked corridor.

The Property features a long standing tenancy with Getty that dates back to 1971 and currently operated by BP, a Fortune 500 energy giant. It encompasses a fully operational gas station with six fuel dispensers, an auto repair workshop with four garage bays, and a single-story convenience store. Currently, the property is leased at a rate substantially below market value with a lease expiration date in January, 2027.

Beyond its immediate income potential, 242 Dyckman Street offers significant development upside. The property benefits from its C8-3 and R7-2 zoning providing a compelling opportunity to capitalize on the growing demand for residential, commercial, or community facility space in this thriving neighborhood. With as-of-right development potential of approximately 29,484 BSF for residential use, or up to 76,050 BSF for community facility space, the site offers significant flexibility for future projects, making it an attractive prospect for developers.

242 Dyckman Street enjoys unparalleled visibility and accessibility. Its proximity to numerous restaurants, shops, and the  subway entrance just 250 feet away (a mere one-minute walk) ensures a constant flow of pedestrian and vehicular traffic. This prime location makes it an attractive destination for both current and future tenants, solidifying its long-term investment value.

This offer represents a rare chance to acquire a well-established, income-generating asset with development potential in a highly desirable location.

242
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PROPERTY INFORMATION

Property Summary

Address:	242 Dyckman Street
Block & Lot:	2246-65
Lot Size:	11,700 SF
Zoning:	C8-3 / R7-2
Existing GSF:	1,820 SF
Fuel Pumps:	6
Garage Bays:	4

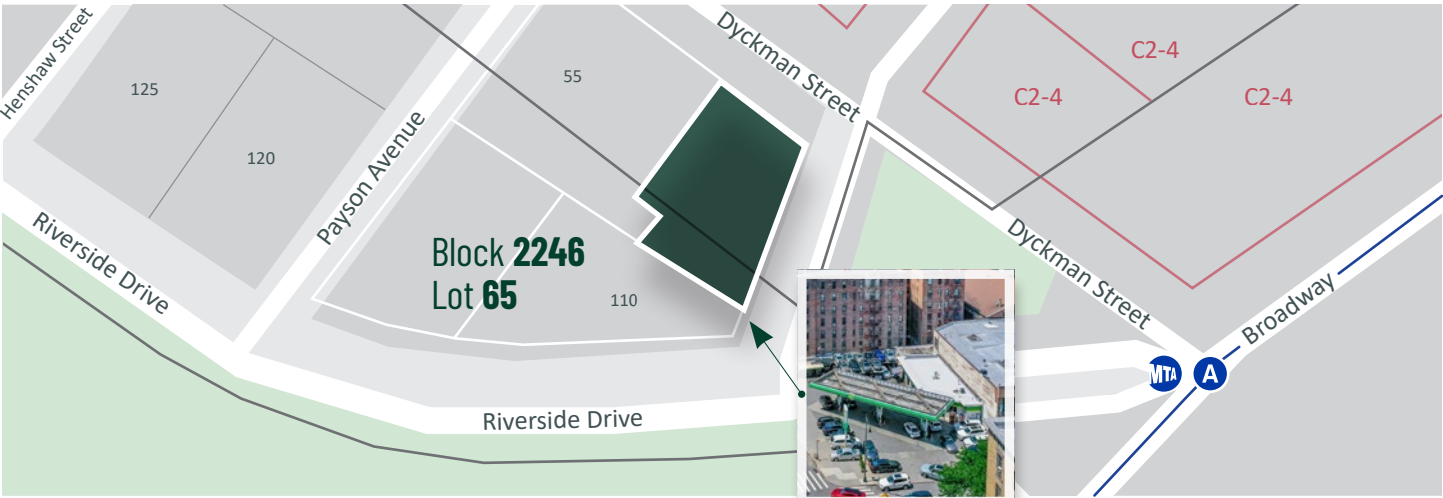
Tax Information (25/26)

Total Assessment:	\$478,350
Annual Property Tax:	\$51,480
Tax Class:	4
Tax Rate:	10.7620%

Zoning & Lot Information

Zoning	C8-3	R7-2	Combined
Lot Dimensions:	83' x 100' irr.	93' x 30' irr.	84' x 128' irr.
Lot SF (Approx):	8,658	3,042	11,700
Commercial FAR (As-of-Right):	2.00	0.00	
Residential FAR (As-of-Right):	0.00	4.00	
Residential FAR (UAP):	0.00	5.01	
Community Facility FAR:	6.50	6.50	6.50
Total Buildable SF (As-of-Right):	17,316	12,168	29,484
Total Buildable SF (UAP):	17,316	15,240	32,556
Total Buildable SF (Community Facility):	56,277	19,773	76,050

TAX MAP





INVESTMENT HIGHLIGHTS



Exceptional Location

- Located on a corner lot next to a major highway ramp, the Property features over 200 ft of wraparound frontage along Dyckman Street, a heavily trafficked commercial corridor.



Long Standing NNN Tenancy

- Leased to Getty since 1971. Currently operated by BP



Potential to Mark-to-market

- The near-term lease expiration provides a valuable mark-to-market opportunity, allowing a new owner to reset rents in line with current market conditions and capitalize on improving fundamentals.



Development Upside

- As-of-right development potential includes approximately 29,484 BSF for residential use or up to 76,050 BSF for community facility use



Highly Accessible

- Prime location just steps from the Dyckman Street subway entrance and directly off the Riverside Drive Highway ramp, ensuring exceptional accessibility by both public transit and car



Limited Supply

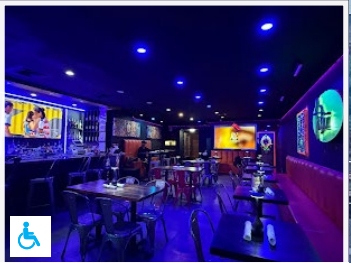
- One of only four gas stations in the neighborhood, offering a rare opportunity in a high-demand area with an average of two cars per household.

DYCKMAN STREET

The Property commands a striking presence with over 75' of frontage along Dyckman Street, a two-way major street with a high volume of pedestrian and vehicular traffic. The crosstown street, running from the Hudson River to the Harlem River, is a popular destination for multicultural dining and nightlife, with many restaurants and bars having outdoor seating, creating a lively atmosphere.



IL Sole
Italian restaurant
4.3 ★★★★★ (345)



Tabu
Restaurant
4.2 ★★★★★ (233)



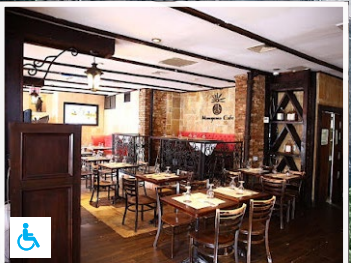
Starbucks
Coffee shop
4.2 ★★★★★ (636)



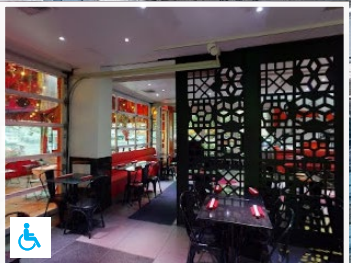
Bravo56
Bar & grill
4.5 ★★★★★ (99)



Pat'e Palo Bar & Grill
Latin American restaurant
4.4 ★★★★★ (522)



Mamajuana Cafe
Latin American restaurant
4.1 ★★★★★ (1,796)



Mamasushi
Japanese restaurant
4.0 ★★★★★ (2,329)

CityMD

BANK OF AMERICA

Dyckman Street Station



Dyckman Plaza
QUISQUEYA PLAZA

242

Dyckman Street

Inwood, New York, NY 10034

AREA OVERVIEW

RESIDENTIAL MARKET OVERVIEW:

Market fundamentals in Inwood demonstrate a revitalization of the neighborhood. The Inwood Rezoning was approved by New York City Council in 2018 to promote affordable housing and combat the City’s housing shortage. Since then, over 2,100 new residential units have been completed, are under construction, or are proposed. Market-rate units experienced a 78% increase within the past five years, further demonstrating a strong demand for housing supply in Inwood.

NEIGHBORHOOD IMPROVEMENTS; BY THE NUMBERS:

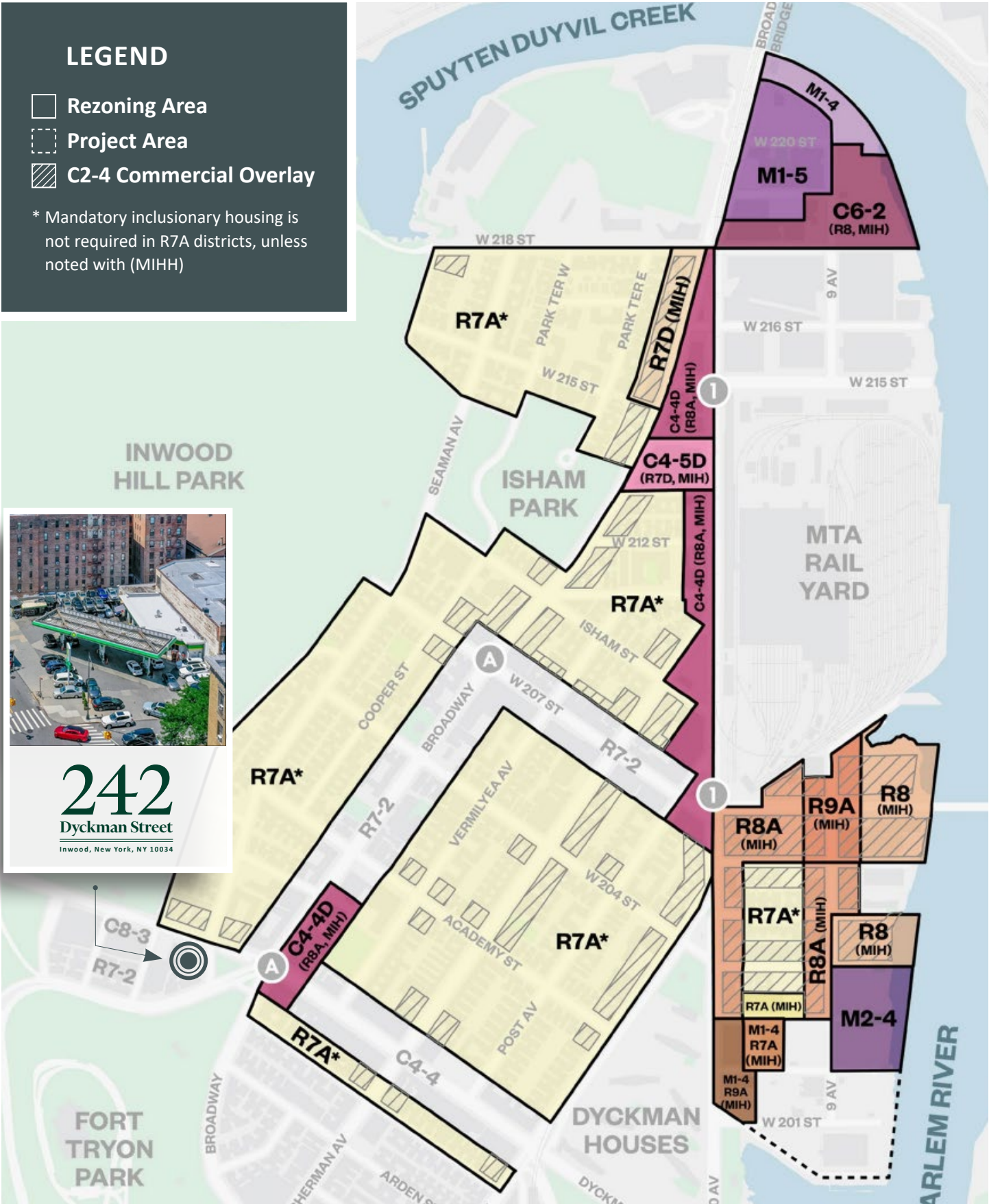
\$200M	Public investments to the neighborhood
\$60M	Local school infrastructure investments
\$15M	To acquire, design & build the Immigrant Research & Performing Arts Center
4,300	Potential new housing units
1,600	Affordable homes to be created
2,500	Affordable homes preserved
2	New waterfront parks
1	New state-of-the-art Inwood Library

ADDITIONAL INVESTMENTS:

- Rebuilding existing parks
- Improving streets
- Providing access to workforce and training jobs

Henry Hudson Parkway
289,827 Daily Vehicles

Inwood Rezoning







Fort Tryon Park

Henry Hudson Parkway

242
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Inwood Hill Park

Columbia University
Athletic Campus

Isham Park

The Met Cloisters

MTA 1

Marble Hill-225 St

New York-Presbyterian
Allen Hospital

MTA

A

MTA

A

MTA

1

215 St

MTA

1

Dyckman St

MTA

1

207 St

207 St

207th Street Train
Yard Facility

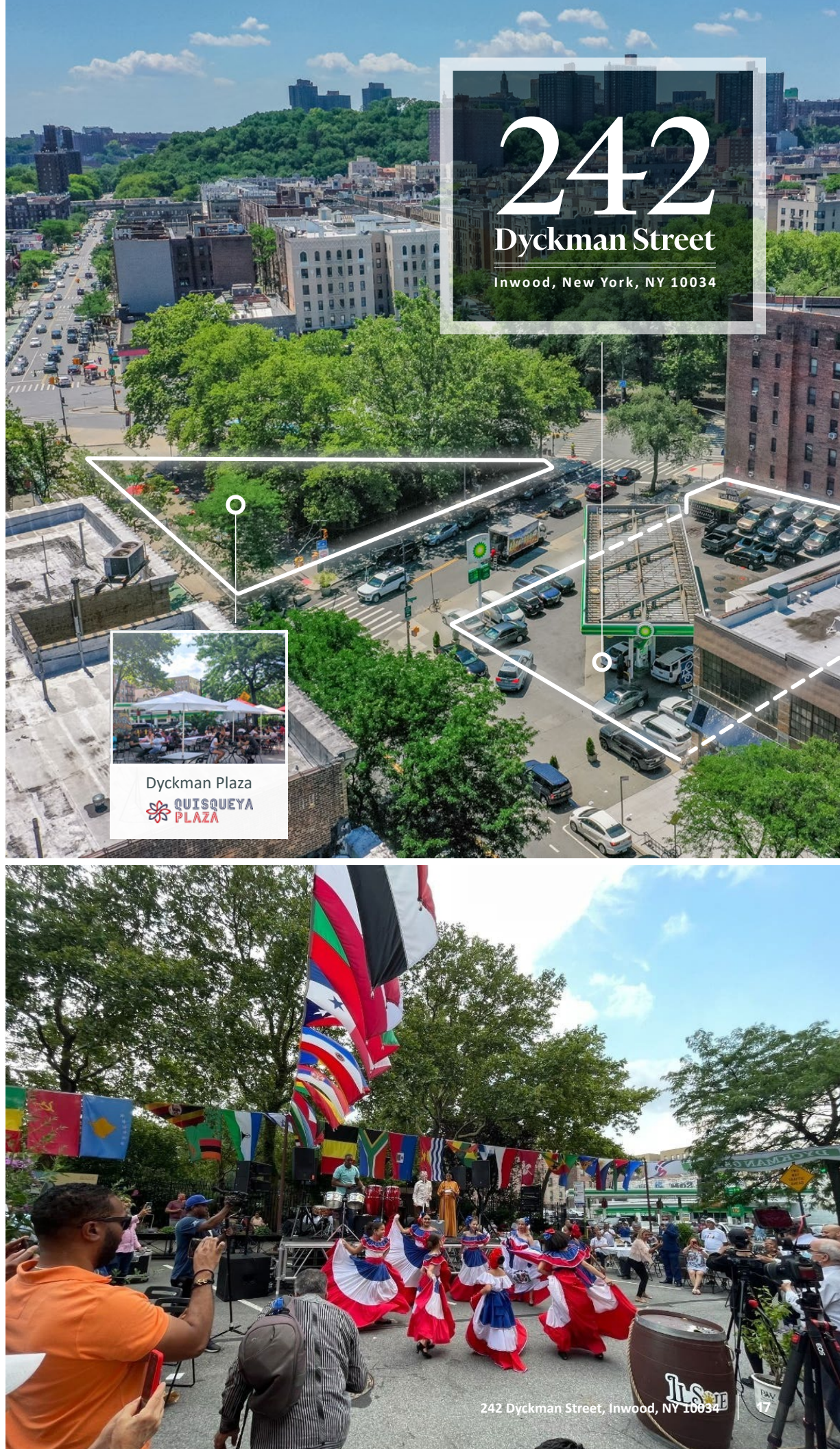
James J. Peters
Department of Veterans
Affairs Medical Center



DYCKMAN PLAZA



Dyckman Plaza, dubbed “Quisqueya Plaza”, the permanent public plaza located directly across from the Property, serves as a hub for the community offering abundant green space and frequent events that include live music and free activities for the entire family.



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Dyckman Plaza
QUISQUEYA
PLAZA

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Henry Hudson Parkway
289,827 Daily Vehicles

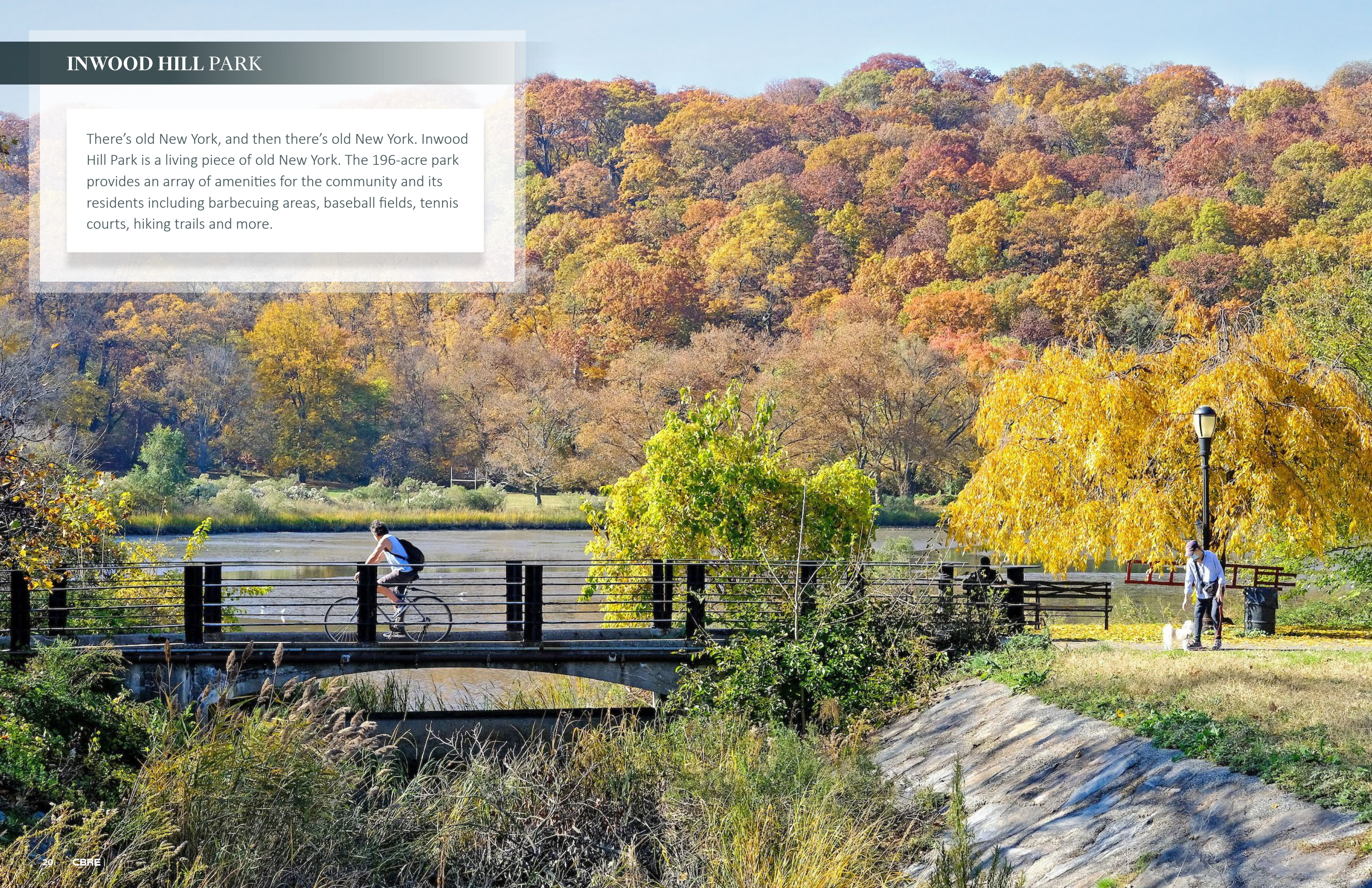
HENRY HUDSON PARKWAY

The Henry Hudson Parkway is a major 10.95-mile controlled-access parkway that runs along the west side of Manhattan and into the Bronx. The Parkway is one of the most heavily traveled routes to and from the City, serving a 2-way total of 289,827 daily vehicles.

Riverside Drive
provides entry to
Henry Hudson Parkway

INWOOD HILL PARK

There's old New York, and then there's old New York. Inwood Hill Park is a living piece of old New York. The 196-acre park provides an array of amenities for the community and its residents including barbecuing areas, baseball fields, tennis courts, hiking trails and more.



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