



96 And Broadway

Condominium Building



250 W 96th St

New York, NY 10025, Fort Hamilton Neighborhood



Available Units

For Sale

12 Units (\$1.9M - \$5.6M)

For Rent

1 Unit (\$20K/Month)

131 Units	23 Stories	2023 Year Built
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Highlights

Steam Room

Fitness Center

[Building Website](#)

P.S./I.S. 104 The Fort Hamilton School Rated A

Indoor Pool

5-minute walk to Bay Ridge-95 Street

Basketball Court

A tasteful luxury building from Thomas Juul-Hansen on the Upper West Side

Enter the double-height lobby at 96+ Broadway and a certain Scandinavian sensibility takes hold. The interior design, in muted grey and blue tones, summons a feeling both soothing and modern. These sensations are courtesy of Danish architect Thomas Juul-Hansen who designed the 23-story building. Bronze-framed casement-style windows populate the exterior, bound by German limestone, and light-colored wood is used throughout the interior. Residents and visitors are greeted by a large reception desk, carved from a single block of silver travertine and situated below a geometric sphere light fixture. Through the lobby, three high-speed elevators travel to residences, and an outdoor seating area invites residents to relax. Built in 2022, the details both inside and outside the building have clearly been carefully considered, with no space wasted.=

Thoughtfully designed one to five-bedrooms with premium features

The building's 131 units have been meticulously designed to be both space-efficient and highly livable. Residence entrances are marked with mirrored panels and travertine thresholds, and crossing into a unit presents a smart screen to communicate with the doorman. Chef-quality kitchens with Sub-Zero appliances and solid oak kitchen cabinets and drawers with multi-toned joinery by Stevali emphasize the attention to design detail. So do the bathrooms, which have backlit mirrors, herringbone marble floors and full marble walls.

Every residence — from one to five-bedroom units — contains a powder room, ideal for guests, and a Toto smart toilet and bidet in every primary bathroom. One-bedrooms have been intentionally designed for two residents, with en suite baths with double sinks, multiple large closets, and bedrooms that can accommodate king beds. A one-bedroom might run \$1.5 million, while a three-bedroom with an additional nook and Hudson River views could cost \$5.6 million. Units on the 17th floor include private outdoor spaces. Residents on the 19th floor and above have open water views facing west, and thanks to the purchase of air rights, views won't become obstructed.

A full amenities package with top-of-the-line fitness facilities

Five-star hotel-style amenities begin on the concourse level below the lobby. Travertine tiles line the path to the 75-foot saltwater pool, glistening below the decorative millwork on the ceiling above, in a space that includes a sauna, steam room and jacuzzi. A pet grooming room provides ample space to wash one's dog, and a laundry room is available to take care of large items. Fitness enthusiasts not only have access to a fully stocked gym, including Pelotons and 96+ Broadway-branded free weights, a Pilates reformer room, barre, and a private training room, there's also a squash court that doubles as a basketball half-court. Above the squash court, a residents' lounge space is equipped with vintage arcade games, and pool and foosball tables. The lounge connects through a door to an expansive dining room with a full chef's kitchen, open for use and bookable for private events.

The lobby level contains an excellently designed children's playroom with a sponge pit and monkey bars, desk spaces and a kitchenette, and a soundproof music room houses a grand piano, keyboard, guitar and drum set. All the common areas are equipped with Wi-Fi, and the building is topped with a spacious roof deck that gives a view of the Hudson River. Designed with entertaining in mind, the rooftop has large grills and sectioned lounge areas, and a unique projection wall that can be used for outdoor movie nights.

Proximity to Riverside and Central Parks, plus Upper West Side shopping

As the building name indicates, it occupies a key corner at West 96th Street and Broadway, between two of the city's major parks, Central Park and Riverside Park. This narrower section of the Upper West Side emphasizes walkability — Birch Coffee, Whole Foods and Target are a 10-minute walk away. There's also a good mix of both new commercial spaces and classic delis. CitiBank, Stretch Lab, and McDonald's share the building's ground-floor retail level, and the Symphony Space theater is one block away. Drivers have easy access to the West Side Highway, and subway commuters have the 1 and 2 and 3 trains practically at their doorstep. The building's location, two stops from Columbia, has made it interesting for faculty members or parents desiring a pied-a-terre. Residents working in FiDi can take an express train, and those traveling east can get to Fifth Avenue in two stops from the 96th Street bus stop.











