

50' WIDE BLOCK THROUGH VACANT LOT FOR SALE
EXCELLENT DEVELOPMENT OPPORTUNITY
OPPORTUNITY ZONE
305-307 WEST 128TH STREET AKA 302 & 304 WEST 129TH STREET
NEW YORK, NEW YORK

Location: North side of West 128th Street Between Frederick Douglas Blvd and Saint Nicholas Avenue

Block: 1955

Lots: 7 & 18

Lot Size: 50' x 100' on 305-307 West 128th Street. 25' x 100' on 302 West 129th Street. 25' x 100' 304 West 129th Street

Lot Square Footage: 10,000

Zoning: (FAR) R8 (6.02) Height Limit 105' 305-307 West 128th Street.
R8A Equivalent (5.4) with a bonus of 7.20 for Mandatory Inclusionary Housing for 302 West 129th Street

Total Buildable Sq Ft: 58,650 without inclusionary housing. 63,308 with inclusionary housing.

Assessment: \$976,320 (23/24)

Real Estate Taxes: \$105,071.56

Description: A 50' wide x 200' block-through development site which has 50' of frontage on both west 128th & west 129th street. The site is located 100' of the corner of Frederick Douglas Blvd.

The lot size makes the property a **prime development opportunity**. The site allows a 63,308 square feet apartment building to be built. The units can be a mixture of studios, one and two-bedroom apartments.

A developer can build a block-through building which can have court yard in the middle or two separate buildings one on West 128th street and the other on West 129th Street. The two buildings would each have a 30' set back.

The property is located three blocks from A, C, B and D trains on West 125th & Saint Nicholas Avenue. This area has lots of retail stores, banks and nice restaurants. This would create a lot of demand for the apartments.

ASKING PRICE: \$15,000,000
OR \$240 PER BUILDABLE SQUARE FOOT



