

FOR SALE

— 7-11 —

East 115th Street
New York, NY 10029

East Harlem Development Opportunity

55K BSF As-Of-Right

68K BSF UAP (City of Yes)

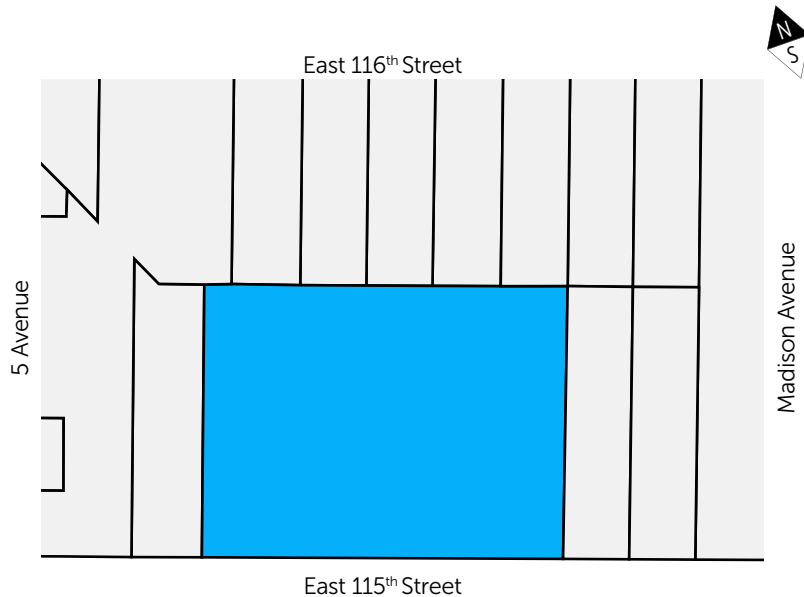
88K BSF w/ Community Facility

Ariella
A member of GREA



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East Harlem Development Opportunity | 55K BSF As-Of-Right, 68K BSF UAP (City of Yes), 88K BSF w/ Community Facility | **FOR SALE**



135' X 100.92'

LOT DIMENSIONS (IRREGULAR)

R7-2

ZONING

13,624

LOT SQ. FT.

68,121

BUILDABLE AREA UAP (CITY OF YES)

East Harlem

LOCATION



SUBWAY LINES

| Development Scenarios | FAR | BSF |
|-------------------------------|-------------|---------------|
| Base | 4.00 | 54,496 |
| Community Facility | 6.50 | 88,556 |
| City of Yes (Proposed) | 5.00 | 68,121 |

*All square footage/buildable area calculations are approximate

Asking Price: **\$12,900,000** | **\$146 / \$/BSF (Community Facility)** | **\$189 / \$/BSF (City of Yes - Proposal)** | **\$237 / \$/BSF (As-of-right)**

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

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For Financing Information:

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▶ 135 feet of frontage along Wide 115th Street



▶ Short distance to Central Park and Marcus Garvey Park



▶ 54,496 buildable SF as-of-right, 68,121 buildable SF with UAP - City of Yes & 88,556 buildable SF with community facility



▶ Close proximity to the 6 train on Lexington and the 2/3 trains on Malcom X Blvd



▶ Condo market with sellouts exceeding \$1,200/sqft



▶ Easy access to bus routes North (Madison Ave), South (5th Ave), East & West (along 116th Street)



▶ Efficient rectangular layout

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| | |
|----------------------------------------|----------------|
| Block / Lot | 1621 / 7 |
| Lot Dimensions | 135' x 100.92' |
| Lot Sq. Ft. | 13,624 |
| Zoning | R7-2 |
| FAR (as-of-right) | 4.00 |
| FAR City of Yes (Proposed) | 5.00 |
| FAR (Community Facility) | 6.50 |
| Buildable Area (as-of-right) | 54,496 |
| Buildable Area (City of Yes) | 68,121 |
| Buildable Area (w/ Community Facility) | 88,556 |
| Assessment (24/25) | \$816,210 |
| Real Estate Taxes (24/25) | \$86,453 |

*All square footage/buildable area calculations are approximate

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FOOD & BEVERAGE

- 1 Malcolm Shabazz Harlem Market
- 2 Popeyes Louisiana Kitchen
- 3 City Fresh Market
- 4 Burger King
- 5 Chipotle Mexican Grill
- 6 Domino's Pizza

INSTITUTION

- 1 Harlem Prep Elementary School
- 2 Church of the Lord Jesus Christ - New York, NY
- 3 Kingdom Hall of Jehovah's Witnesses

BANK

- 1 Santander Bank ATM
- 2 Popular Bank
- 3 Chase Bank

RETAIL

- 1 CVS

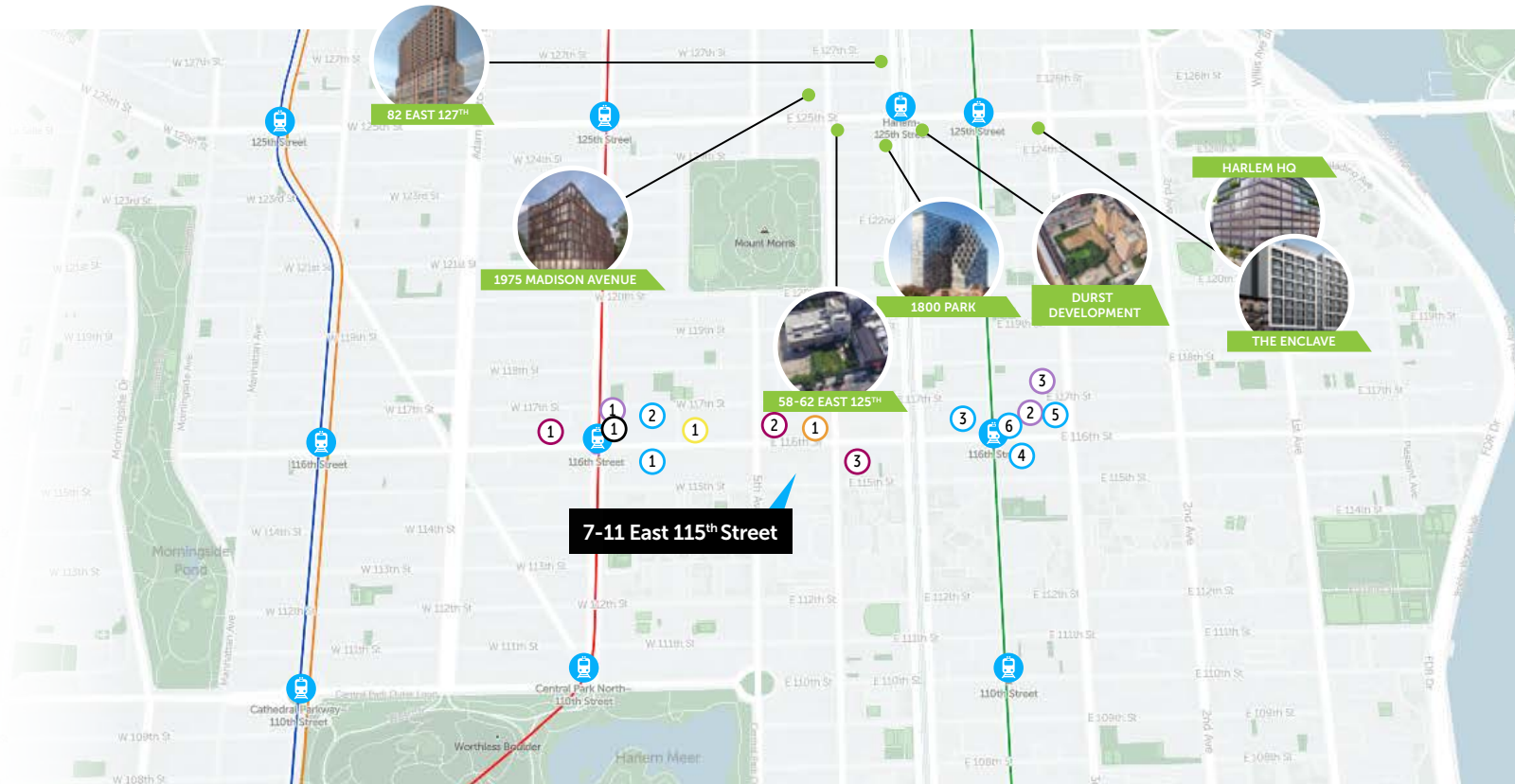
ENTERTAINMENT AND ACTIVITIES

- 1 Blink Fitness 116th

HOSPITAL

- 1 Mount Sinai

DEVELOPMENT



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