

FOR SALE

311 East 100th Street, New York, NY 10029

East Harlem Development Opportunity | 95K BSF (Standard) | 120K BSF (UAP)

Ariela
GREA Partner



311 East 100th Street, New York, NY 10029

East Harlem Development Opportunity | 95K BSF (Standard) | 120K BSF (UAP) | **FOR SALE**



23,892

LOT SQ. FT.

95,568

BUILDABLE SQ. FT. (STANDARD)

119,699

BUILDABLE SQ. FT. (UAP)

R7A

ZONING

East Harlem

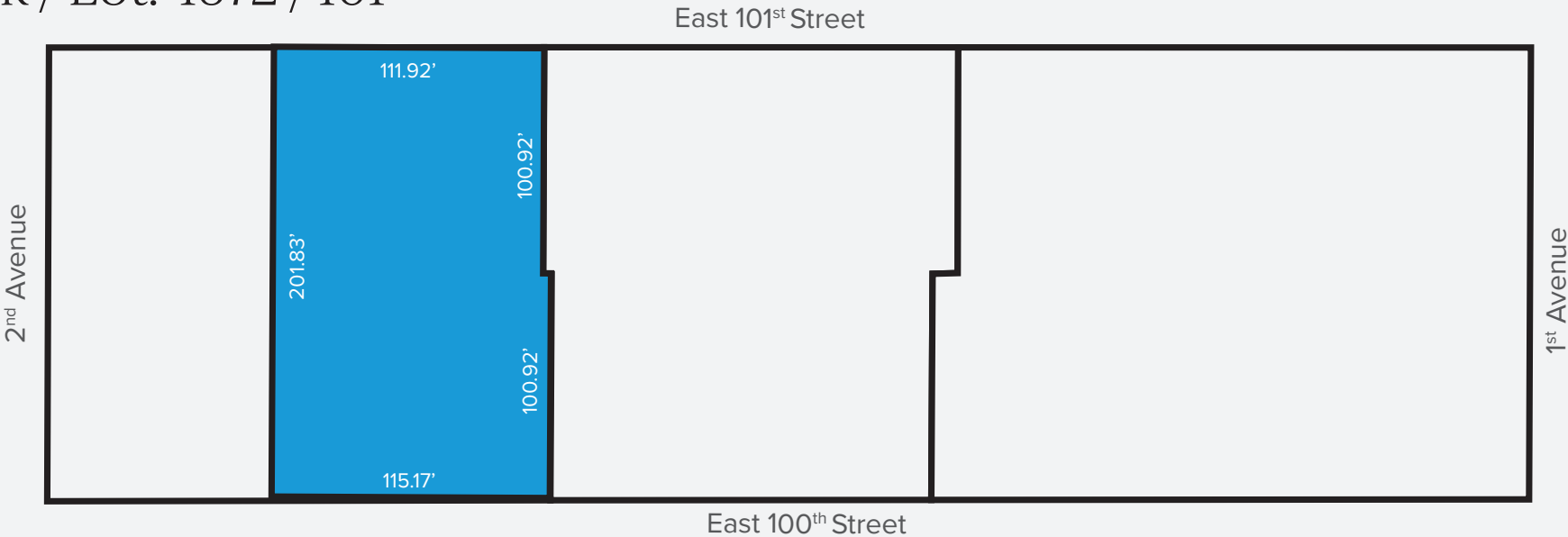
LOCATION

46Q

SUBWAY LINES

Development Scenarios	FAR	BSF
Standard	4.00	95,568
CF	4.00	95,568
UAP	5.01	119,699

Block / Lot: 1672 / 101



Exclusively Represented By
212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Jake Brody x62
jbrody@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 27, 2025 11:56 am

311 East 100th Street, New York, NY 10029

East Harlem Development Opportunity | 95K BSF (Standard) | 120K BSF (UAP) | **FOR SALE**



- 23,892 square feet of blockthrough vacant land with 115.7' of frontage along East 100th Street and 111.92' along East 101st Street
- Perfect opportunity for large scale Condominium, Rental, Medical or Educational Services buildings
- Possibility to subdivide the lot and build two buildings with entrances on different streets
- 95,892 buildable square feet with Standard FAR and 119,699 buildable square feet with UAP FAR
- Local condo market sellouts exceed \$1,200/sq. ft. and market rents have hit new records
- Close proximity to the new 96th street Q train subway station on 2nd Avenue and future station on East 106th Street
- Easy access to the FDR North and South entrance as well as the RFK Bridge



Asking Price: \$23,000,000 | \$241 / \$BSF (Standard) | \$192 / \$BSF (UAP)

Exclusively Represented By
212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Jake Brody x62
jbrody@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 27, 2025 11:56 am

311 East 100th Street, New York, NY 10029

East Harlem Development Opportunity | 95K BSF (Standard) | 120K BSF (UAP) | **FOR SALE**



Property Information

Block / Lot	1672 / 101
Lot Dimensions	115.17' x 201.83 (Irregular)
Lot Sq. Ft.	23,892
Zoning	R7A
FAR (Standard)	4.00
FAR (CF)	4.00
FAR (UAP)	5.01
Buildable Sq. Ft. (Standard)	95,568
Buildable Sq. Ft. (CF)	95,568
Buildable Sq. Ft. (UAP)	119,699
Tax Class	4
Real Estate Taxes (25/26)	\$229,811

*All square footage/buildable area calculations are approximate

Asking Price: \$23,000,000 | \$241 / \$BSF (Standard) | \$192 / \$BSF (UAP)

Exclusively Represented By
212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Alexander Taic x44
ataic@arielpa.com

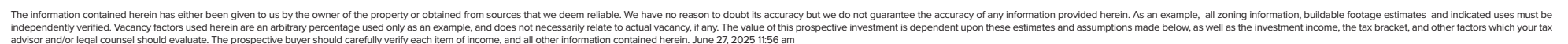
Jake Brody x62
jbrody@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 27, 2025 11:56 am

East Harlem Development Opportunity | 95K BSF (Standard) | 120K BSF (UAP) | **FOR SALE**



311 East 100th Street, New York, NY 10029

East Harlem Development Opportunity | 95K BSF (Standard) | 120K BSF (UAP) | **FOR SALE**



Local Condominium Sales Activity



Property Name	302 East 96th Street	Huxley	The Cereza
Address	302 East 96th Street, New York, NY 10128	181 East 101st Street, New York, NY 10029	1790 3rd Avenue, New York, NY 10029
Year Built	2017	2020	2016
Stories	21	9	13
Units	48	71	52
Square Feet	53,585	49,760	30,930
Amenities	24-hour attended lobby, full-time super, bicycle storage, parking spaces available for purchase, resident gym and lounge with outdoor patio, and a stunning rooftop terrace	Bike room, Common Outdoor Space, Common roof deck, Part-time doorman, Gym	Part-time doorman, virtual concierge, fitness center, roof deck, bike storage room, private storage units, and in-unit washer/dryer facilities
Average Price	\$1,285,000	\$814,177	\$619,167
Avg PPSF	\$1,426	\$1,248	\$1,146
Distance (Miles from subject property)	0.6 Miles	0.3 Miles	0.3 Miles

Exclusively Represented By
212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Jake Brody x62
jbrody@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 27, 2025 11:56 am

311 East 100th Street, New York, NY 10029

East Harlem Development Opportunity | 95K BSF (Standard) | 120K BSF (UAP) | **FOR SALE**



Local New Construction Rental Properties



Property Name	1998 2nd Avenue	1399 Park Ave	The Aspen
Address	1998 2nd Avenue, New York, NY 10029	1399 Park Avenue, New York, NY 10029	1955 1st Avenue, New York, NY 10029
Year Built	2022	2016	2004
Stories	12	23	8
Units	164	72	232
Square Feet	129,402	109,737	250,090
Amenities	State-of-the-art rooftop fitness center, Outdoor Rooftop Pool with Furnished Sun Deck, Tenant Storage Room, Bike Storage Room, Intimate Media/Movie Room, 12th Floor Rooftop Lounge, Roofdeck with BBQ, 17 FT Outdoor Movie Screen, 24 Hour Doorman Attended Lobby	Bike room, parking, Gym, Common outdoor space, Full-time doorman, On-site laundry	24-hour concierge in a stunning limestone and mahogany lobby. Fitness center and stylish clubroom with billiards. 10,000-square-foot landscaped courtyard for outdoor relaxation. On-site attended garage, laundry, and bicycle storage. Pet-friendly environment.
Avg Rent (Studio)	\$2,997	\$3,015	\$2,652
Avg Rent (1BD)	\$3,799	\$3,573	\$3,349
Avg Rent (2BD)	\$5,166	\$5,030	\$4,475
Distance (Miles from subject property)	0.2 Miles	0.5 Miles	0.3 Miles

Exclusively Represented By
212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Jake Brody x62
jbrody@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 27, 2025 11:56 am

311 East 100th Street, New York, NY 10029

East Harlem Development Opportunity | 95K BSF (Standard) | 120K BSF (UAP) | **FOR SALE**



Strategically positioned for future growth, 311 E 100th St offers immediate access to 2nd Ave subway lines, direct FDR routes, and vital community amenities like hospitals and schools.



99

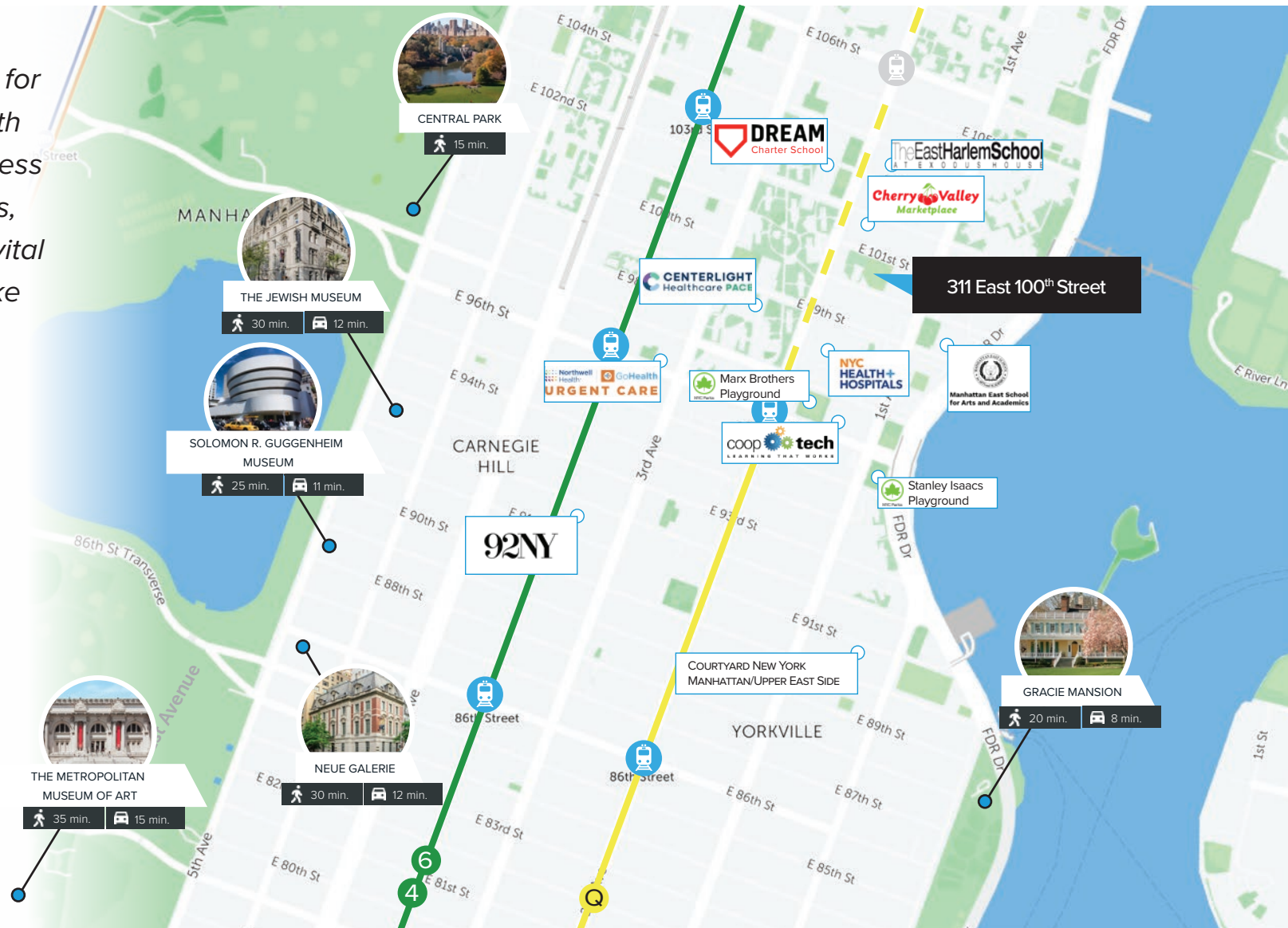
Public Transportation



95

Walker's Paradise

Visit Walk Score Website →



Exclusively Represented By
212.544.9500 | ariela.nyc

Victor Sozio x12
vsozio@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Jake Brody x62
jbrody@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com



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

Victor Sozio x12
vsozio@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Jake Brody x62
jbrody@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates, and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 27, 2025 11:56 am