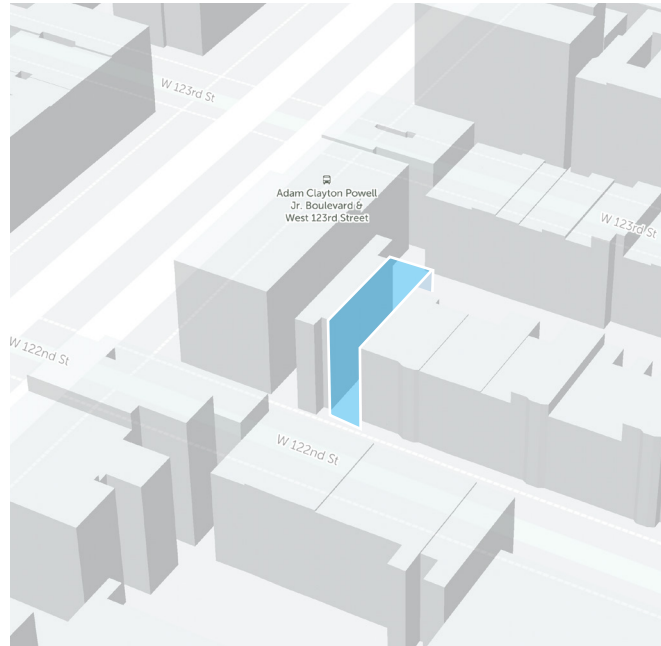


163 West 122nd Street, New York, NY 10027

Vacant Lot in Central Harlem with 7,500 BSF | **FOR SALE**



Block / Lot	1907 / 5
Lot Dimensions	18.58' x 100.92
Lot Sq. Ft.	1,875
Zoning	R7-2 / C2-4
FAR	4.00
Buildable Sq. Ft.	7,500
Tax Class	4
Assessment (24/25)	\$278,100
Real Estate Taxes (24/25)	\$29,456

*All square footage/buildable area calculations are approximate

Asking Price: \$699,000 | \$93 / \$/BSF

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

Alix Curtin x40
acurtin@arielpa.com

Alexander Taic x44
ataic@arielpa.com

For Financing
Information:

Benjamin Schlegel x81
bschlegel@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 28, 2024 1:52 pm

163 West 122nd Street, New York, NY 10027

Vacant Lot in Central Harlem with 7,500 BSF | **FOR SALE**



- Approximately 7,500 BSF site located mid-block on a quiet tree-lined street in Central Harlem
- Strong residential demand drivers created by proximity to Morningside Park and Marcus Garvey Park
- Ideally located on a residential block, offering an opportunity to build a single family townhouse, luxury condos, single family townhouse or walk-up apartments
- Located one-half (0.5) mile walk from Columbia University, presenting a prime development opportunity for student housing or faculty accommodation
- Features a 1,875 SF vacant lot with R7-2/C2-4 zoning, allowing for 7,500 BSF of mixed-use development
- A, C, B, & D trains located just a few blocks away at the 125 St Station, providing direct access to Midtown

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Neighborhood
Photos



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Vacant Lot in Central Harlem with 7,500 BSF | **FOR SALE**

Educational

1 Columbia University

Entertainment and Activities

2 Apollo Theater

3 Pelham Fritz Recreation Center

4 Blink Fitness 116th

Food & Beverage

5 Angel of Harlem

6 Dunkin'

7 The Monkey Cup

8 Chick-fil-A

9 Levain Bakery

10 Sottocasa

Hospital

11 CityMD West 125th Urgent Care - NYC

Park

12 Marcus Garvey Park

13 Morningside Park

Retail

14 Whole Foods Market

15 Walgreens



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