

FOR SALE OR FOR GROUND LEASE

2245-2249 2nd Avenue, New York, NY 10029

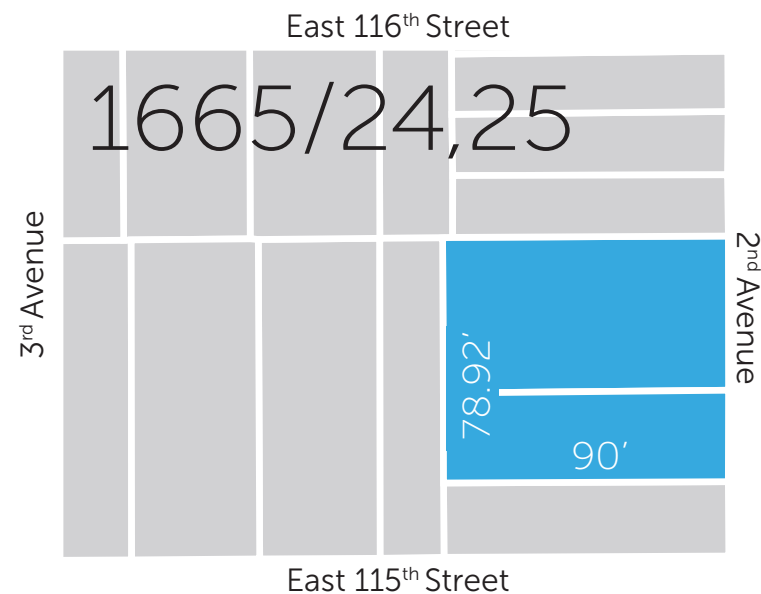
78.92' Wide, 60,374 BSF Mixed-Use Development Opportunity

Ariela
A member of GREA



2245-2249 2nd Avenue, New York, NY 10029

78.92' Wide, 60,374 BSF Mixed-Use Development Opportunity | **FOR SALE** or **FOR GROUND LEASE**



78.92' X 90'
LOT DIMENSIONS

R9A/C2-5, TA, EHC
ZONING

7,103
LOT SQ. FT.

60,374
EXISTING BUILDING SF

East Harlem
LOCATION

4 6
SUBWAY LINES

Development scenario	FAR	BSF
MIH	8.50	60,374

*All square footage/buildable area calculations are approximate

Ownership Requests Proposals For Sale or For Ground Lease

The property is subject to a **deed restriction** that limits the development and use of the property to not-for-profit organizations. Please inquire for more details.

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

Michael A. Tortorici x13
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For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

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60,374 BSF with Mandatory Inclusionary Housing



78.92' of retail frontage along 2nd Avenue



Steps from the future Q train subway stop at 2nd Avenue & East 116th Street



Efficient rectangular layout



Perfectly situated among two major East Harlem retail corridors, 2nd Avenue and East 116th Street



Easy access to multiple bus routes, the 6 train at Lexington Avenue & the FDR Drive



Surrounded by convenient shopping and a host of new residential construction



In place income from lease for 2249 2nd Ave until Sept. 30th, 2026 with no extensions

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Property Information

Block / Lot	1665 / 24,25
Lot Dimensions	78.92' x 90'
Lot Sq. Ft.	7,103
Existing Building Sq. Ft.	4,500
Zoning	R9A/C2-5, TA, EHC
FAR (MIH)	8.50
Buildable Sq. Ft.	60,374
Tax Class	4
Assessment (24/25)	\$918,630
Real Estate Taxes (24/25)	\$98,863

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RETAIL POINTS OF INTEREST

2245-2249 2nd Avenue is a five-minute walk from the 6 Subway Line station and a few blocks from the East River Plaza shopping mall.

Transportation Score



100
Public Transportation

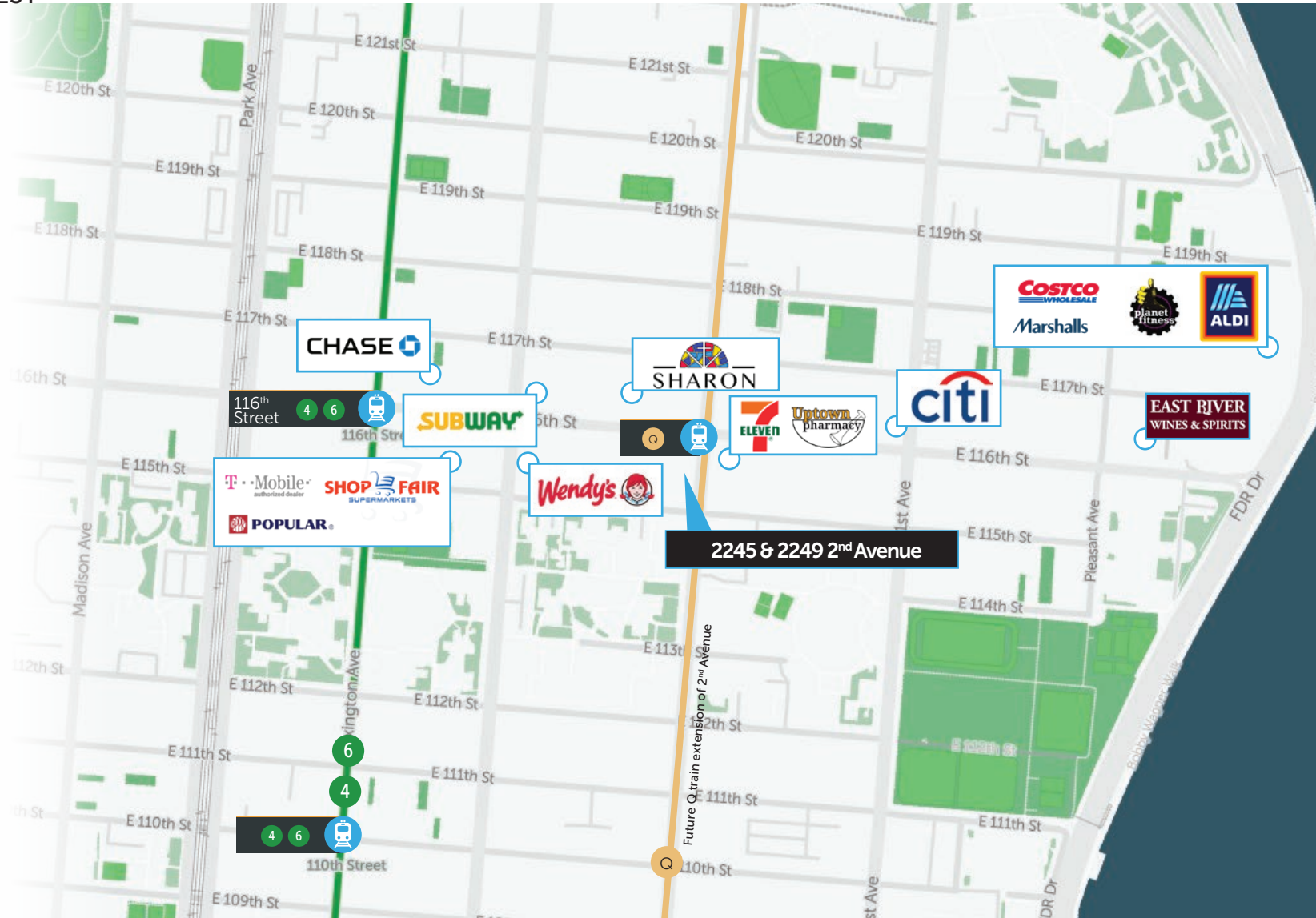


98
Walker's Paradise



83
Rider's Paradise

[Visit Walk Score Website](#) →



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NEW DEVELOPMENTS IN NORTHERN MANHATTAN



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