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REALTY

PRIME DEVELOPMENT OR COMMUNITY SPACE OPPORTUNITY

**23 FORT WASHINGTON AVENUE
NY 10032**

R8 ZONED | DELIVERED VACANT | 10,100 SQ FT LOT

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EXCEPTIONAL POTENTIAL IN WASHINGTON HEIGHTS

This rare property at 23 Fort Washington Avenue offers a powerful opportunity in one of Upper Manhattan's most dynamic neighborhoods.

Currently a religious-use building, the property will be delivered vacant and is ideal for redevelopment, institutional repurposing, or community-focused use.

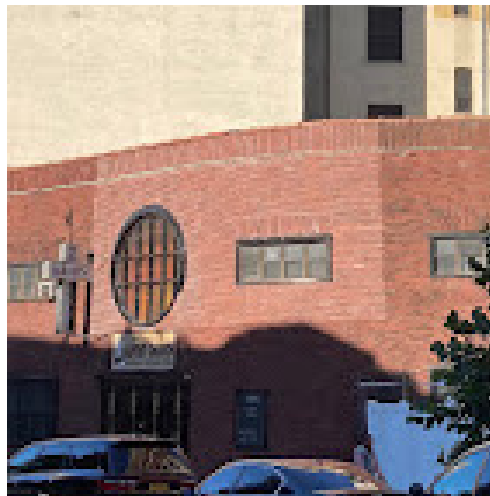
KEY PROPERTY HIGHLIGHTS:

- Lot Dimensions: 153 ft x 56 ft
- Lot Size: 10,100 Sq Ft
- Zoning: R8
- Current Use: Religious / Church / Worship
- Delivered Vacant
- 2024 Taxes: \$63,441
- Unused FAR: 51,409 Sq Ft
- Estimated Buildable Area: ±9,390 Sq Ft

THE LOCATION IS SURROUNDED BY EVERYDAY ESSENTIALS AND KEY INSTITUTIONS, MAKING IT A SMART INVESTMENT FOR FUTURE DEVELOPMENT OR ADAPTIVE REUSE.



PROPERTY PHOTOS

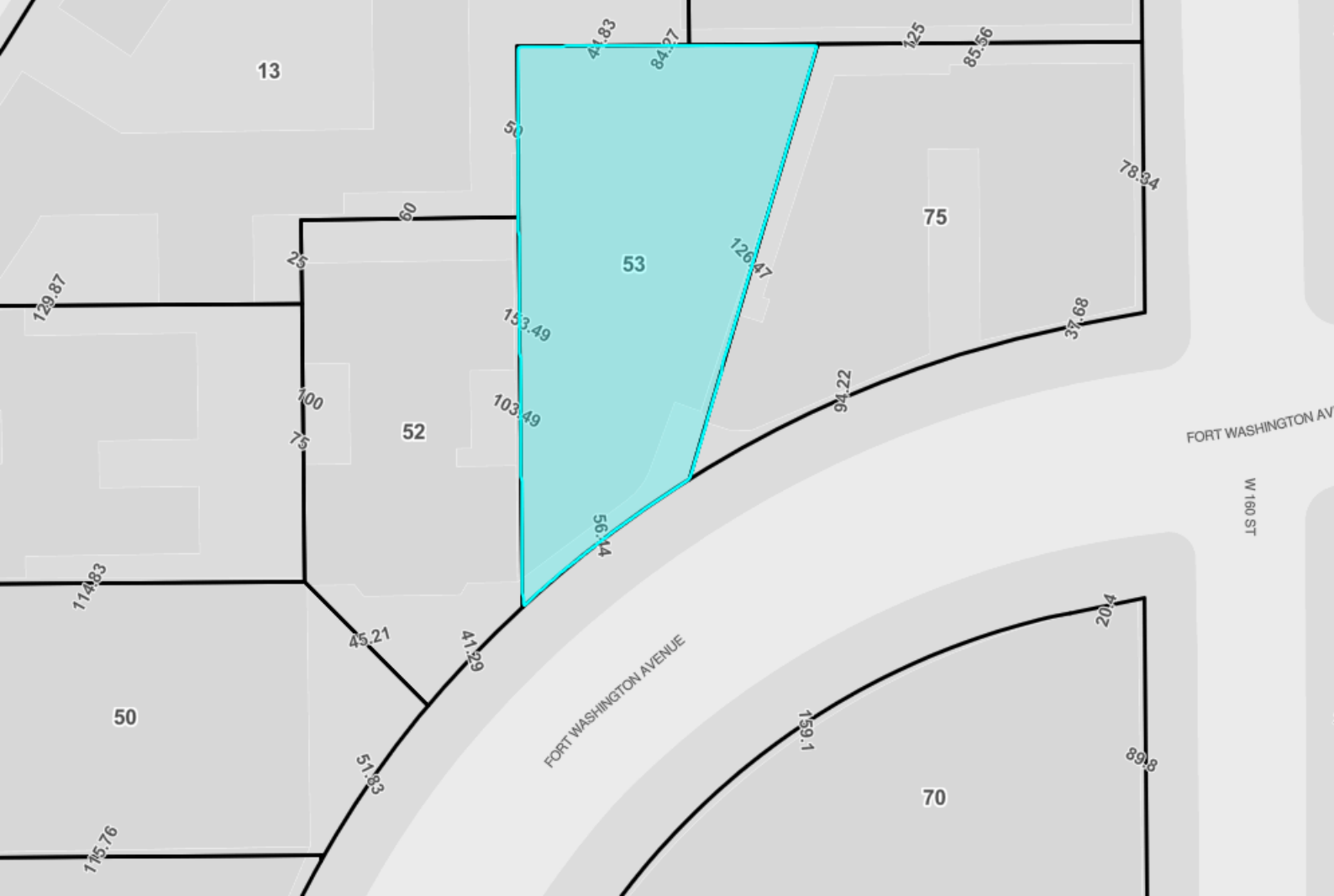


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This is a prime opportunity for developers, nonprofits, or community institutions looking to make a meaningful impact in one of NYC's most vibrant neighborhoods.

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UNMATCHED ACCESS IN THE HEART OF WASHINGTON HEIGHTS

Steps from transit, education, parks, and wellness resources, this property is located in a high-demand corridor that continues to see growth and revitalization.

NEARBY AMENITIES INCLUDE:

- 🚇 Subway Access (A, C, 1 lines nearby)
- 🏥 Columbia University Medical Center / NewYork-Presbyterian Hospital
- 🏋️ Planet Fitness
- 🛒 Grocery Stores & Pharmacies
- 🏫 Middle Schools & Libraries
- 🏠 Other Houses of Worship
- 👴 Senior Centers
- 🎨 Cultural Institutions & Museums
- 🌳 Parks and Green Spaces



GET IN TOUCH



VALON NIKÇI
CEO, LINK NY REALTY

📞 **646.321.9428**

✉️ **valon@linknyrealty.com**

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The background of the entire advertisement is a photograph of a brick building. The upper part shows a modern building with a fire escape, and the lower part shows a brick building with a sign for "PARADISE BAPTIST CHURCH" and "Rev. Dr. Lee A. Arrington, Pastor". Two cars, a dark one and a silver one, are parked on the street in front of the church.

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