

266 W 135 STREET

BETWEEN FREDERICK DOUGLAS & ADAM CLAYTON POWELL BOULEVARDS



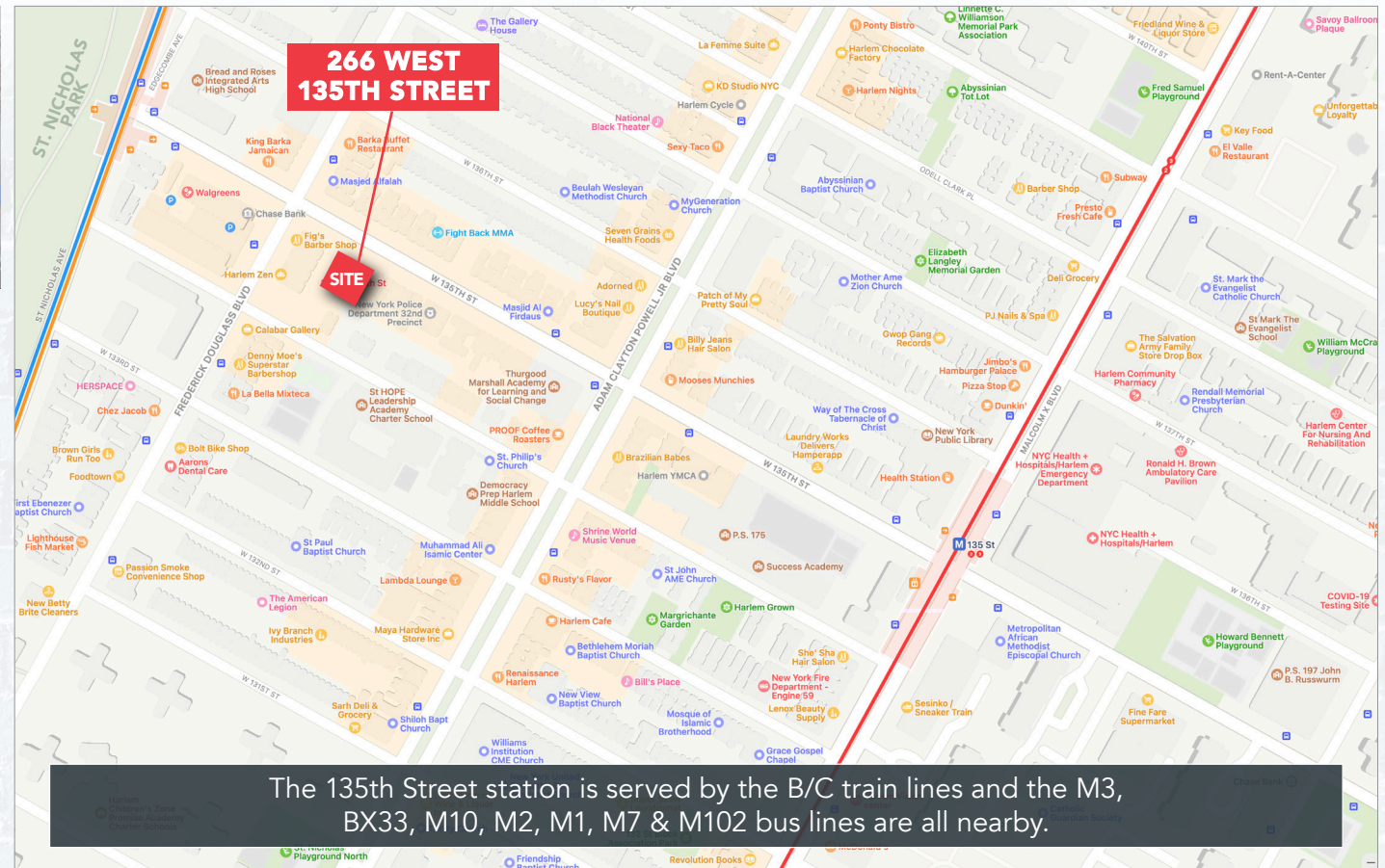
HIGHLIGHTS

Existing 10,000 SF site (Block 1940, Lot 60), R7-2/C1-4 zoning, can be redeveloped for a Community Facility, up to 65,000 SF as-of-right.

Adjacent 4,700 SF NYC-owned site (Block 1940, Lot 5), can potentially increase the total development area to 95,500 SF.

The site is located 1 block east of the B/C and 2 blocks west of the 2/3 subway lines; the M3, BX33, M10, M2, M1, M7, M102 bus lines are each located within similar distances.

Ownership is well-capitalized and can provide a turn-key new development for long-term ground lease or post value-add sale.



FOR MORE INFORMATION, PLEASE CONTACT:

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