

An aerial photograph of a city block in East Harlem, New York. The image shows several multi-story brick buildings, some with flat roofs and others with more complex structures. A white rectangular box highlights a specific lot in the lower-middle section of the block, which contains a paved area with several parked cars and some greenery. The surrounding area is densely packed with buildings and streets.

FOR SALE

— 7-11 —

East 115<sup>th</sup> Street  
New York, NY 10029

East Harlem Development Opportunity  
55K BSF As-Of-Right, 88K BSF w/ Community Facility

**Ariela**  
A member of GREA

# 7-11 East 115<sup>th</sup> Street, New York, NY 10029

East Harlem Development Opportunity | 55K BSF As-Of-Right, 88K BSF w/ Community Facility | **FOR SALE**



➤ 135 feet of frontage along Wide 115th Street



➤ Condo market with sellouts exceeding \$1,200/sqft



➤ 54,496 buildable SF as-of-right & 88,556 buildable SF with community facility



➤ Close proximity to the 6 train on Lexington and the 2/3 trains on Malcom X Blvd



➤ NO MIH Requirements



➤ Easy access to bus routes North (Madison Ave), South (5th Ave), East & West (along 116th Street)



➤ Efficient rectangular layout



➤ Short distance to Central Park and Marcus Garvey Park

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Asking Price: \$12,000,000 | \$220 / \$/BSF (As-of-right) | \$136 / \$/BSF (Community Facility)

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

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# 7-11 East 115<sup>th</sup> Street, New York, NY 10029

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Block / Lot	1621 / 7
Lot Dimensions	135' x 100.92'
Lot Sq. Ft.	13,624
Zoning	R7-2
FAR (as-of-right)	4.00
FAR (Community Facility)	6.50
Buildable Area (as-of-right)	54,496
Buildable Area (w/ Community Facility)	88,556
Assessment (24/25)	\$816,210
Real Estate Taxes (24/25)	\$86,453

\*All square footage/buildable area calculations are approximate

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## FOOD & BEVERAGE

- 1 Malcolm Shabazz Harlem Market
- 2 Popeyes Louisiana Kitchen
- 3 City Fresh Market
- 4 Burger King
- 5 Chipotle Mexican Grill
- 6 Domino's Pizza

## INSTITUTION

- 1 Harlem Prep Elementary School
- 2 Church of the Lord Jesus Christ - New York, NY
- 3 Kingdom Hall of Jehovah's Witnesses

## BANK

- 1 Santander Bank ATM
- 2 Popular Bank
- 3 Chase Bank

## RETAIL

- 1 CVS

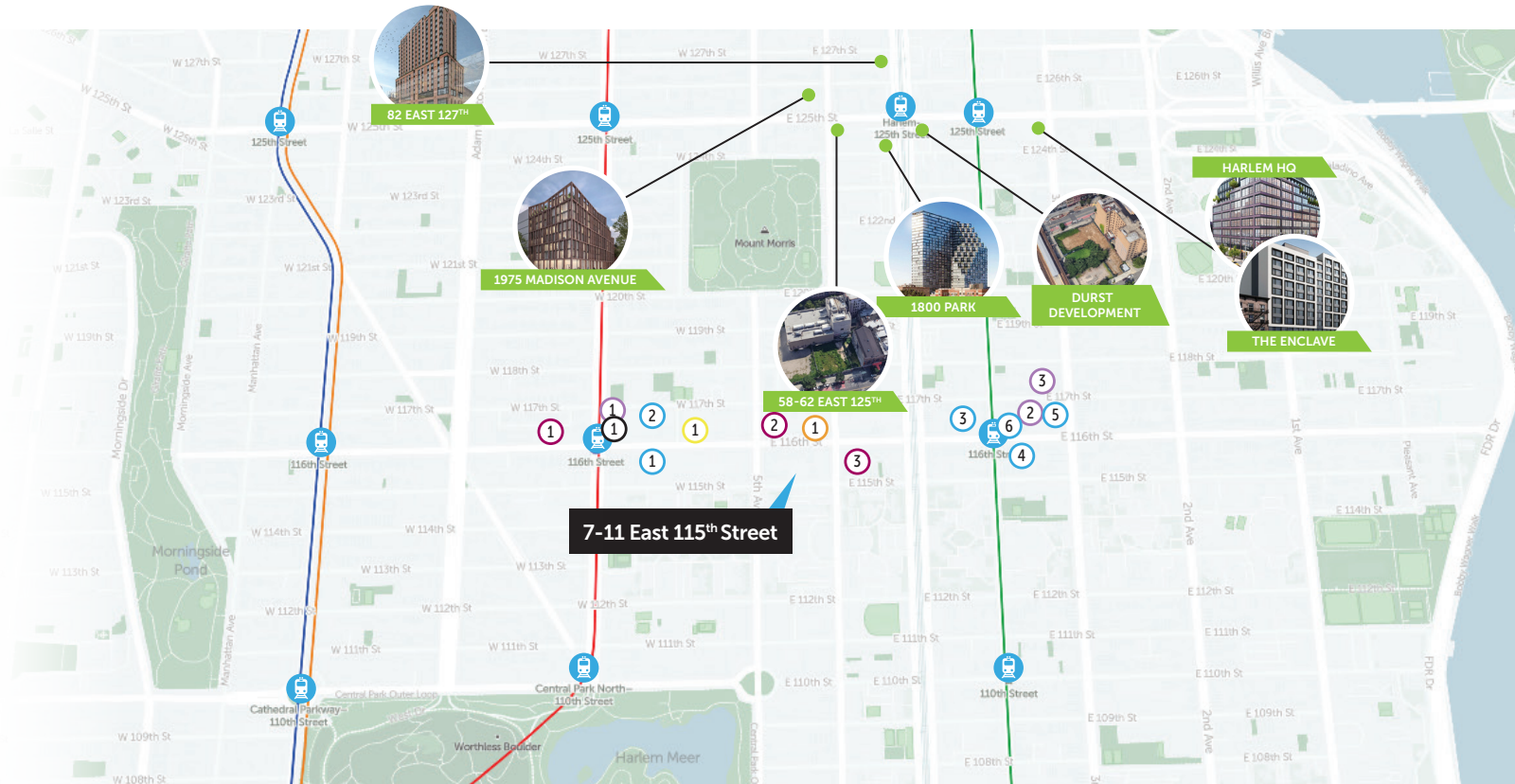
## ENTERTAINMENT AND ACTIVITIES

- 1 Blink Fitness 116th

## HOSPITAL

- 1 Mount Sinai

## DEVELOPMENT



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