

For Sale | 204 Lenox Ave, New York | NY 10027



PRICE: \$999,000
PPBSF: \$156

Investment Highlights



Summary: Asset CRG Advisors have been exclusively retained to sell 204 Lenox Ave, New York, NY 10027 The property is a vacant 20 feet wide lot with an R7-2/C1-4 zoning. There are a total of 5,504 buildable square feet allowing for either a mixed use building or boutique condo project. with comparable condo sales reaching over \$1,000 PSF. The property is surrounded by many new developments.

Prime Location: This development property represents a compelling investment opportunity. Harlem, celebrated for its historic charm and cultural vibrancy, is an appealing choice for astute investors. The property is near The Studio Museum in Harlem, just 0.4 miles away, and 0.7 miles from Teachers College Community School.

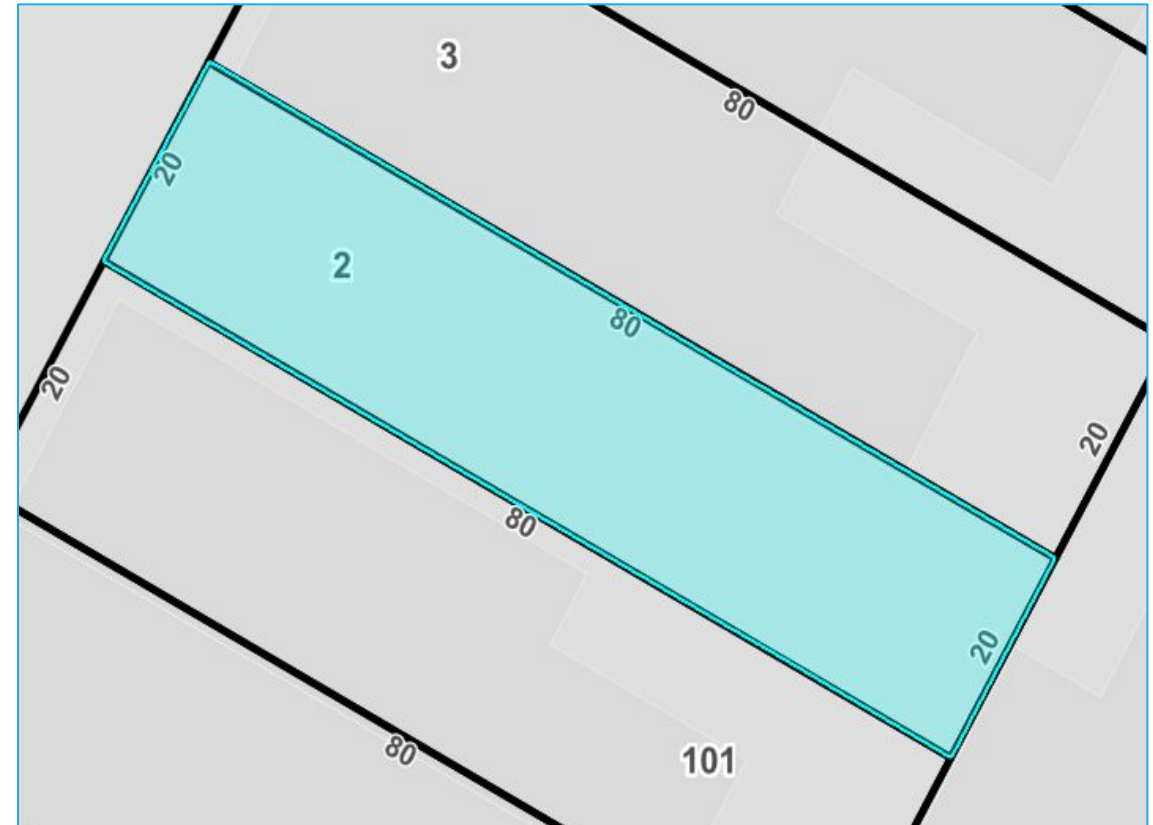
Appreciation Potential: This development opportunity is located in the heart of Harlem, Manhattan, within walking distance of Marcus Garvey Park for leisure activities, which is just 6 blocks away. Additionally, it is a 7-minute walk to Harlem Library and Malcolm Shabazz Harlem Market. Its prime location ensures convenient access to essential amenities and a thriving community.

Excellent Connectivity: Nestled in Harlem, this property provides seamless connectivity with easy access to highways. Transportation options include the nearby 116 St [2,3] Subway Station on Malcolm X Blvd, it's about 0.2 miles which is 1 block from the property.

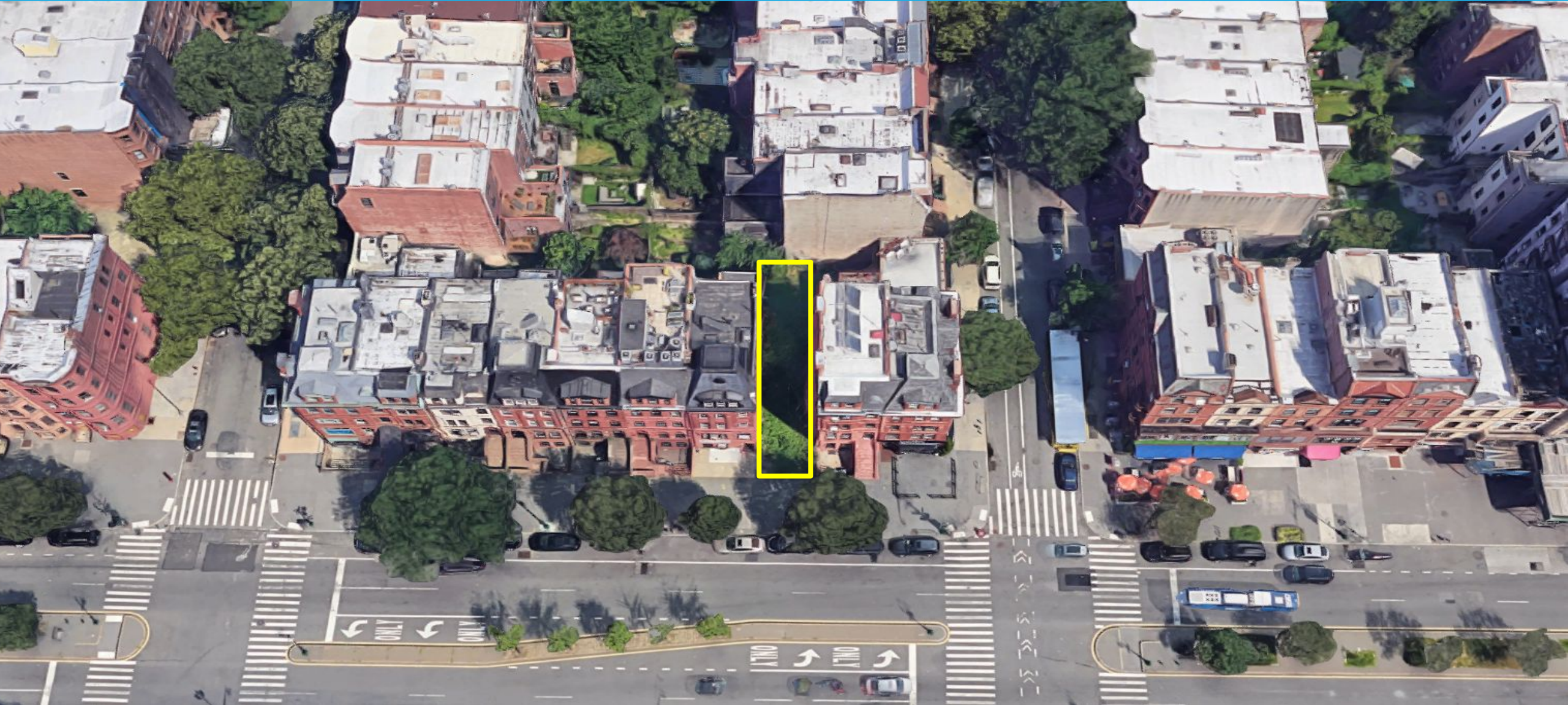
Proximity to Amenities: Experience unparalleled convenience at this strategically positioned multifamily property, offering discerning investors effortless access to local amenities and shops. Nearby gems include Blink Fitness just 0.3 mile away, Whole Foods Market, Chase Bank, near to Il Caffe Latte which is an Italian restaurant, & Malcolm Pharmacy. Collectively, these amenities enhance the overall living experience, fostering a holistic and connected community.

Building Analysis

Address	204 Lenox Ave, New York, NY 10027
Block/Lot	1720-2
Neighborhood	Harlem
Cross Streets	W 121 st St & W 120 th St
Asset Type	Development
Lot Size	20' x 80'
Lot SF	1,600 SF
Zoning	R7-2, C1-4
FAR	4.0
Buildable	6,400
Taxes ('24)	\$16,015
Tax Class	4



Aerial View



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- ❑ The subject property is a vacant lot poised for development, ideally suited for a mixed use building or a residential boutique condo project.
- ❑ Comparable condo sales at \$1,000 PSF.
- ❑ Total of 6,400 square feet of buildable space.
- ❑ Property is located near 116 St [2,3] Subway Station on Malcolm X Blvd.

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Broker Cooperation is Welcome!