



TriStateCR.com

For Sale



32 X 100 Development Site with R7-2 Zoning & Deed Restriction

142 W 131st Street • New York • NY

For Pricing **212.433.3355**

SHLOMI BAGDADI
212.433.3355 x 101
sb@tristatecr.com

JACK SARDAR
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Location Overview

Located in the Harlem neighborhood of Manhattan between Adam Clayton Powell Jr Blvd & Malcolm X Blvd near the 135th St subway station.

Nearest Transit: Steps away from the 2 and 3 trains at 135th St and the M2, M7, M102, & Bx33 bus lines.

Nearby tenants include McDonald's, Golden Krust Caribbean Restaurant, Good Vibes, Edwing D'Angelo Atelier, Lion Wine & Spirits, Apollo Pharmacy LLC, Harlem Cafe, Rusty's Flavor, Rejuvenate Juice Bar, Heritage Pharmacy & Surgical Supplies, Lambda Lounge, Tios Bistro, Latin On Lenox, Revolution Books, BLG Hardware, Food Dynasty Supermarkets, China Wok, and more!

Main Highlights

- 📍 Deed restriction compliant with IRS rule 501
- 📍 Delivered vacant
- 📍 Lot size: 32 X 100
- 📍 Zoning R7-2
- 📍 20,780 SF Buildable Community Facility

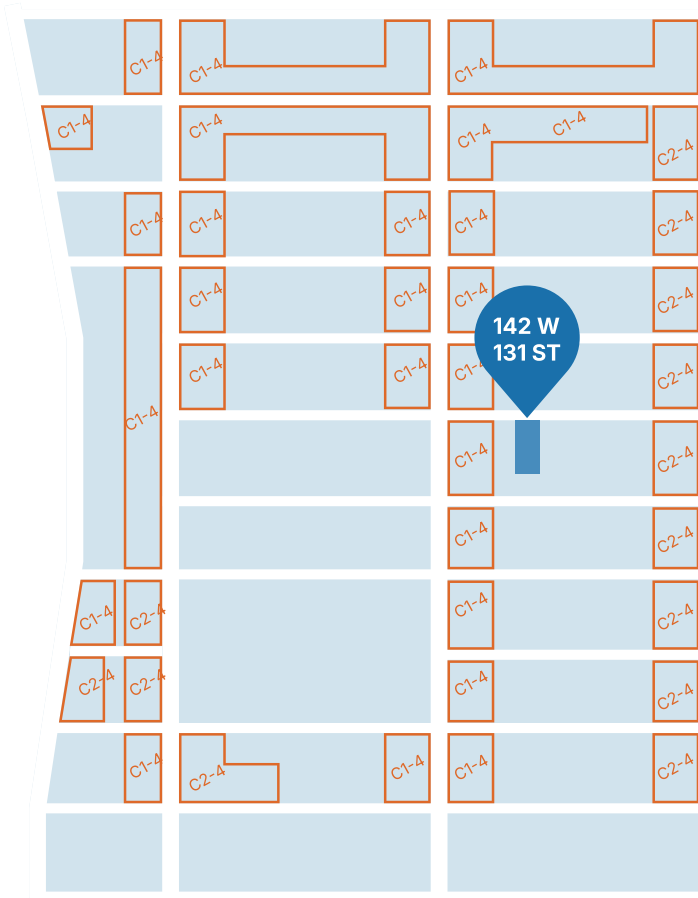
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R7-2

R7-2 is a medium-density residential zoning district in New York City that permits a variety of housing types, including low-rise, mid-rise, and taller residential buildings, particularly suited for elevator apartment houses. Governed primarily by height factor regulations, R7-2 districts allow a maximum residential Floor Area Ratio (FAR) of 3.44, with an optional increase to 4.0 FAR on wide streets outside the Manhattan Core when developed under the Quality Housing Program.

This program also imposes contextual building envelope restrictions, including maximum building heights of up to 80 feet. Off-street parking is required for 50% of dwelling units, with exemptions available in transit zones. R7-2 districts are commonly found in areas such as the Bronx and Upper Manhattan, supporting a mix of residential building forms while encouraging open space.

- 142 W 131 St
- ZONING DISTRICT R7-2
- COMMERCIAL OVERLAYS

PROPOSED STACKING PLAN

FLOOR		RES	RES DEDUCTS	RES ZSF	TOTAL ZSF	TOTAL SF
CELLAR		3,197	3,197	0		3,197
FLOOR 1		1,983	150	1,833	1,833	1,983
FLOOR 2		1,983	150	1,833	1,833	1,983
TYPICAL FLOOR	1,983					
FLOORS 3 - 5	1,983 X 3=	5,949	490	5,499	5,499	5,949
FLOOR 6		1,983	150	1,833	1,833	1,983
TOTAL		15,095	4,097	10,998	10,998	15,095

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Development

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HARLEM

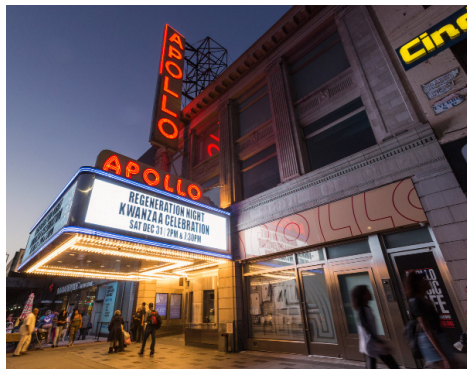
Harlem is a vibrant and historically significant neighborhood located in the northern section of Manhattan. Bounded roughly by the Harlem River to the north and east, Central Park to the south, and Morningside Park and Edgecombe Avenue to the west, Harlem encompasses a diverse array of residential, cultural, and institutional uses. The neighborhood is renowned for its rich cultural heritage, particularly as a center of African-American culture, arts, and history.

Harlem features a mix of historic brownstones, pre-war apartment buildings, and newer residential developments, reflecting ongoing revitalization efforts and investment. The area is well-served by public transportation, including multiple subway lines and bus routes, and includes key commercial corridors such as 125th Street.

Zoning in Harlem is varied, accommodating a range of building types and densities, with several districts supporting mixed-use development and affordable housing initiatives to foster community growth and economic development.



THE STUDIO MUSEUM IN HARLEM



APOLLO THEATER - 253 W 125TH ST



SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE

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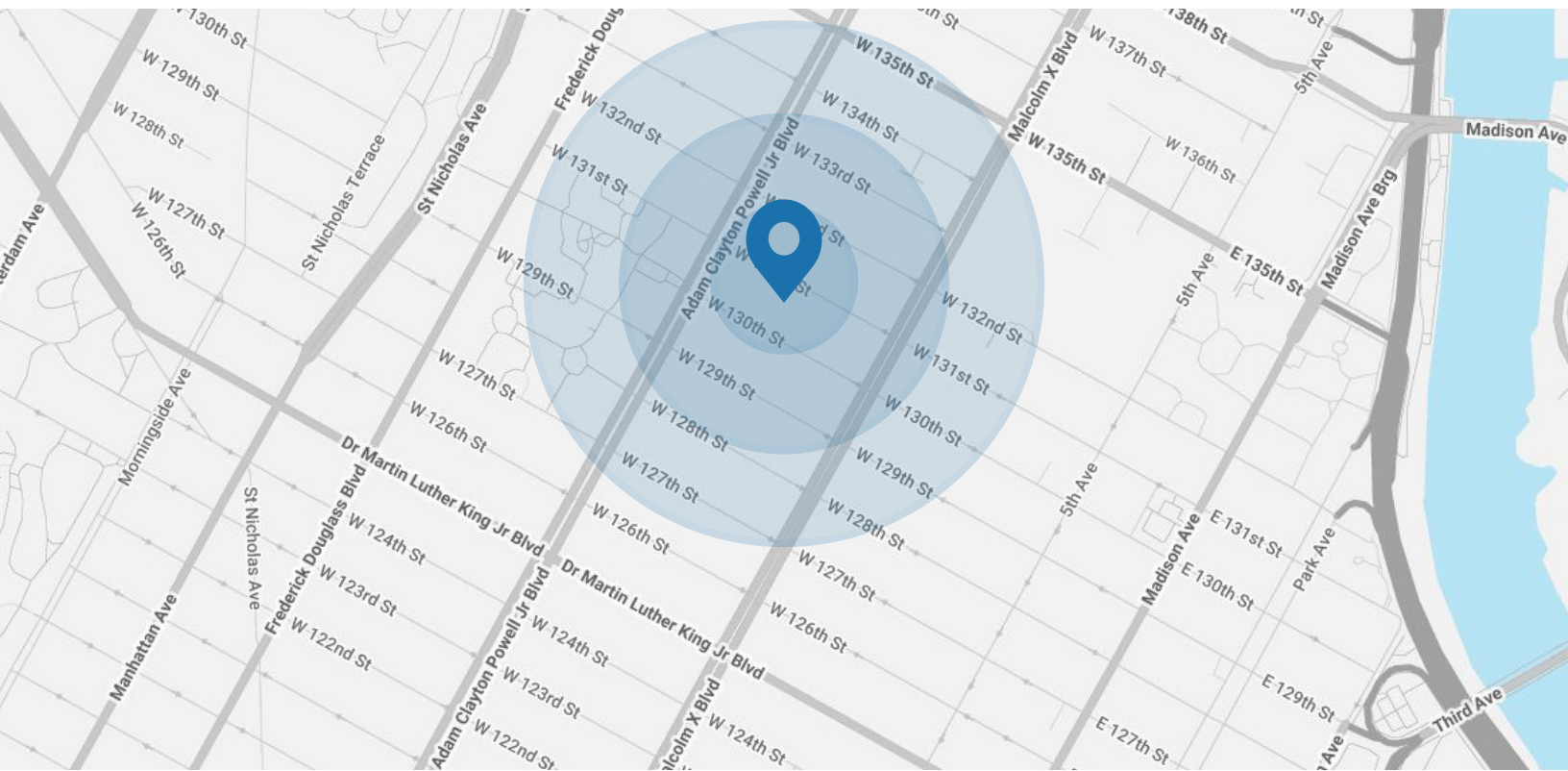
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Area Demographics

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41
Total Population	23,992	54,813	218,854



218,854

People within 1 Mile

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
4# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$87,453	\$86,340	\$86,294
Average House Value	\$1,264,926	\$1,061,799	\$932,398
Total Households	10,672	24,632	92,058



\$932,398

Avg Household Income

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SITE  SOURCE
RETAIL BROKER NETWORK