



**LANDAIR
PROPERTY
ADVISORS**

East Harlem Development Site w/ Approved Plans

13 E 128th Street, New York, NY 10035

Presented by:

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Senior Associate



PROPERTY SUMMARY

PROPERTY DESCRIPTION

13 East 128th Street presents a prime, shovel-ready development opportunity in East Harlem—an area experiencing steady residential growth and increasing investor interest. Situated on a 1,931 SF lot with R7B zoning and a 3.0 FAR, the property offers approximately 5,793 buildable SF, well-suited for boutique residential development.

The site will be delivered vacant with demolition complete and approved plans in place, allowing for a streamlined and immediate path to construction. This minimizes pre-development risk and shortens the timeline to execution.

Located just moments from the 125th Street transportation corridor, the property is within close proximity to the 4, 5, 6 and 2, 3 subway lines, providing convenient access to Midtown Manhattan and the surrounding boroughs.

PROPERTY HIGHLIGHTS

- 1,931 ft² development site with 5,793 buildable ft²
- Approved plans in place, enabling immediate execution
- Delivered vacant with demolition complete
- Boutique residential development in a supply-constrained submarket
- Proximity to 125th Street subway hub (4, 5, 6 and 2, 3 lines)



OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	1,931 ft ²
Zoning District	R7B
Residential BSF:	5,793
Price Per Buildable S.F.	\$190
Corner/Midblock:	Midblock
Street Frontage:	19.33 ft
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	13 E 128th St
Area	East Harlem
Block/Lot	1753/108
Lot Dimensions	19.33' x 99.92'
Lot Sq. Ft.	1,931

BUILDING INFORMATION

Building Type	Vacant Lot
Building Sq. Ft.	-
Total Units	-

NYC FINANCIAL INFORMATION

Assessed Value	\$129,150
Tax Rate	10.848%
Gross Taxes	\$14,010

ZONING INFORMATION

Zoning District	R7B
Base Floor Area Ratio (FAR)	3
Residential Buildable Sq. Ft.	5,793
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	3.9
UAP Buildable Sq. Ft.	7,534
Community Facility FAR	3
Community Facility Buildable Sq. Ft.	5,793
Industrial FAR	-
Industrial Buildable Sq. Ft.	-

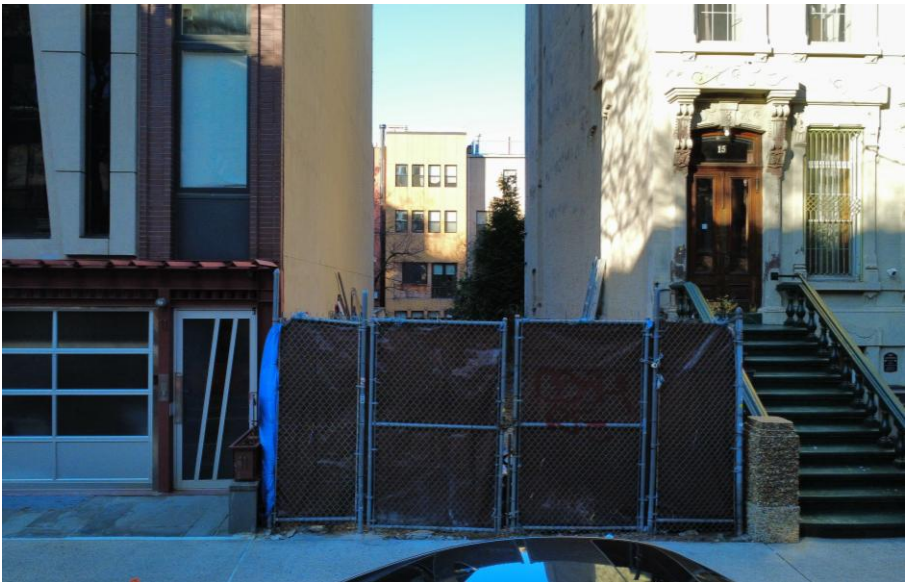
Tax Map



Zoning and Land Use Map (Zola)



AERIAL PHOTOS



ADVISORY TEAM



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