

# 321 W 136TH ST

New York, NY 10030



## Development Opportunity For Sale

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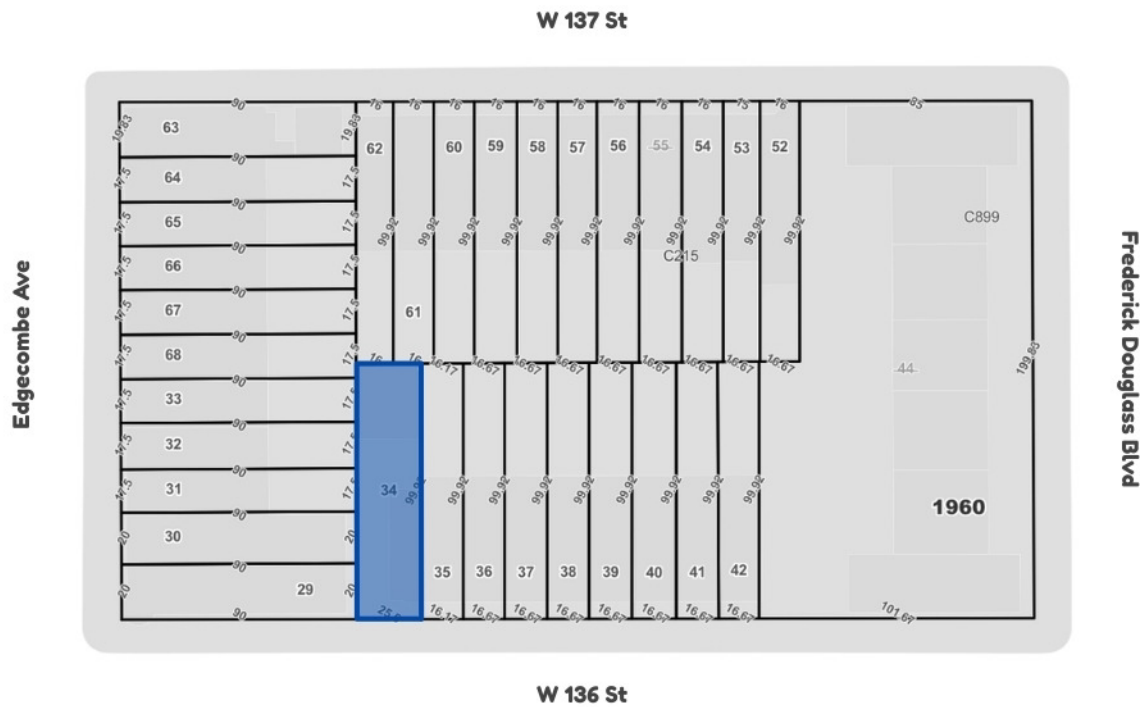
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# PROPERTY SUMMARY



## PROPERTY ANALYSIS

Address	321 W 136th St, New York, NY 10030
Block & Lot	01960-0034
Neighborhood	Harlem
Cross Streets	Edgecombe Ave & Frederick Douglass Blvd
Asset Type	Development
Lot Size	25.5 ft x 99.92 ft
Lot SF	2,548 SF
Zoning	R7-2, R8
FAR	3.44
Buildable	12,181
Taxes	\$31,644
Tax Class	4
Asking Price: \$1,800,000	PPBSF: \$147.77



# PROPERTY DESCRIPTION

## PROPERTY DESCRIPTION

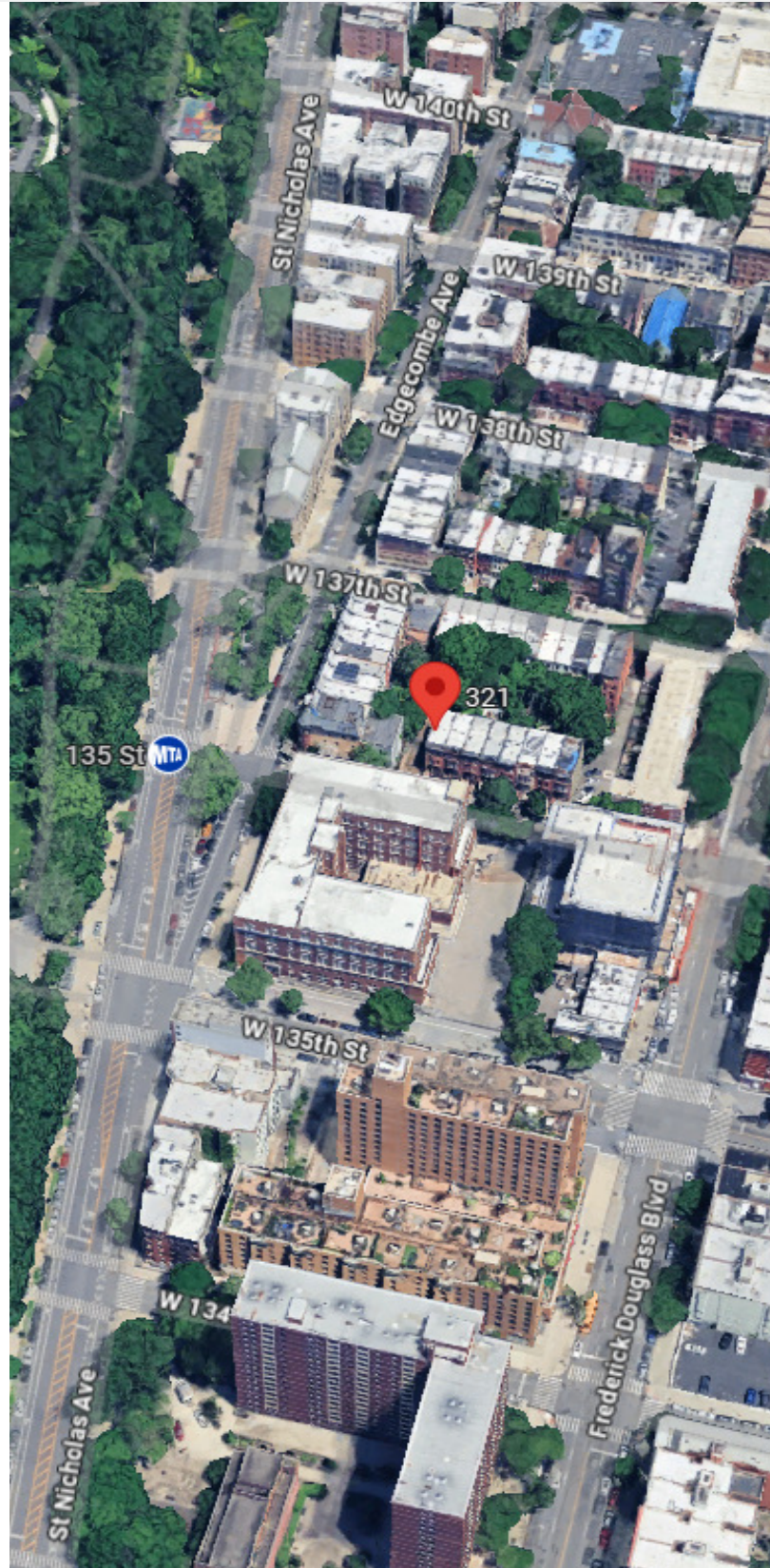
Asset CRG Advisors is proud to offer a premier development opportunity at 321 West 136th Street, located in the vibrant heart of Central Harlem, Manhattan. This 2,548 SF lot, nestled between Frederick Douglass Boulevard and Edgecombe Avenue, is zoned R8/R7-2, presenting significant residential development potential.

The site previously had approved plans for a 6.5-story elevator building totaling 12,181 buildable square feet, with an updated layout calling for 17 residential units: 5 studios, 5 one-bedrooms, and 7 two-bedrooms. A full set of DOB-approved architectural plans is available upon request.

Ideally suited for a condominium developer or an investor aiming to deliver a high-end rental product, the property is located just one block from the 135th Street subway station, providing access to the A, B, C, 2, and 3 lines. It is also within close proximity to major national retailers including Burlington, Costco, Target, and Home Depot, enhancing its long-term value and tenant appeal.

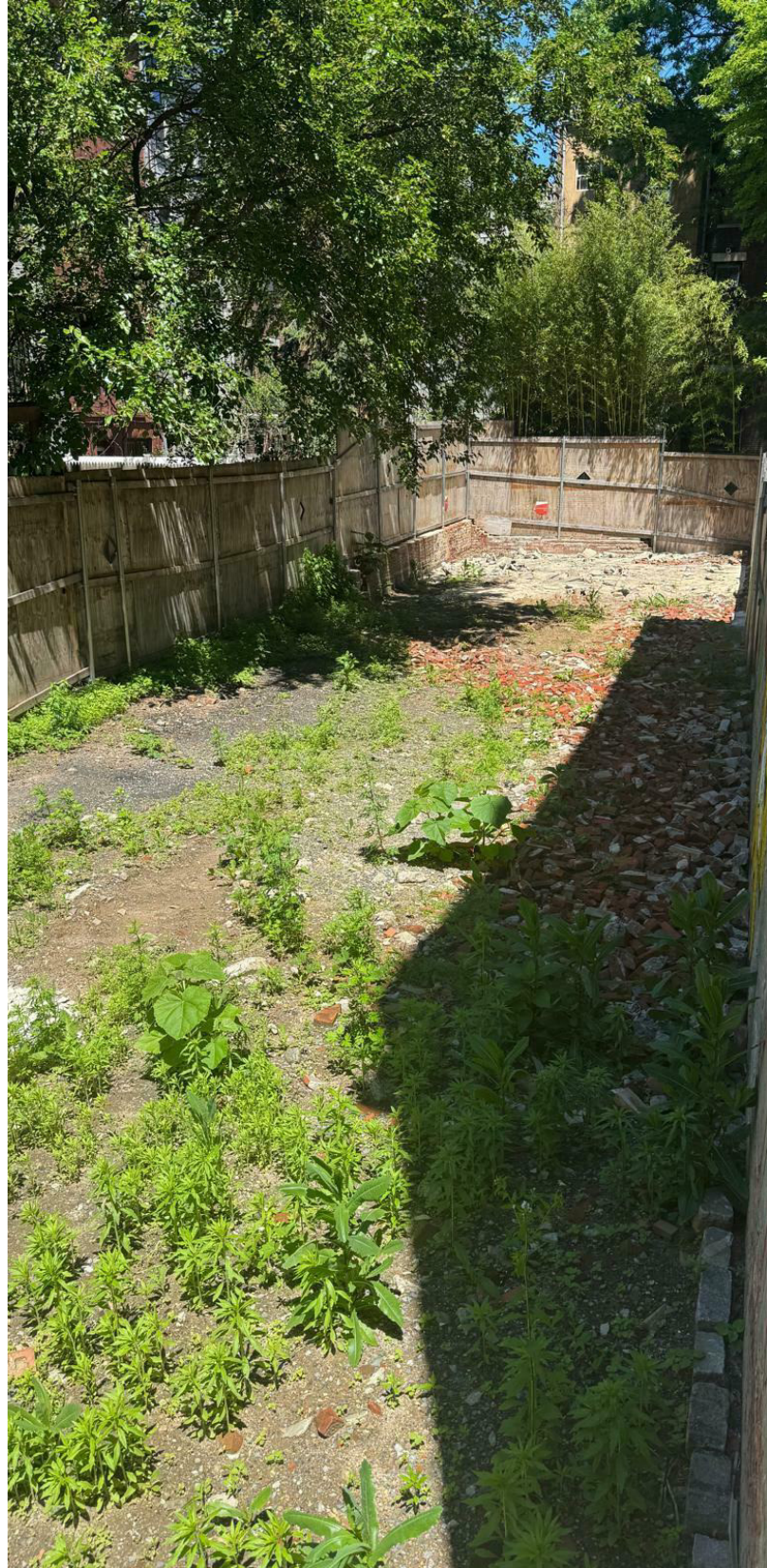
## PROPERTY HIGHLIGHTS

- Prime development site in Central Harlem.
- 2,548 SF lot with 12,181 buildable SF for residential use (R8/R7-2 zoning).
- Approved plans for 6.5-story, 17-unit elevator building (plans available).
- Located steps from 135th Street subway station ([B, C, 2, 3] lines).
- Close proximity to major retailers: Costco, Target, Burlington, and Home Depot.
- Less than 5 minutes from The City College of New York grounds.
- Ideal for condo development or multifamily / student housing rental investment.





# PROPERTY PHOTOS



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# AERIAL MAP



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total population	16,236	63,373	193,621
Median age	39	39	40
Median age (Male)	38	38	38
Median age (Female)	40	40	41
Total households	6,925	26,365	81,964
Total persons per HH	2.3	2.4	2.4
Average HH income	\$91,272	\$78,517	\$85,001
Average house value	\$1,063,517	\$948,346	\$943,755

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# NEIGHBORHOOD OVERVIEW



## HARLEM

Harlem is one of New York City's most iconic neighborhoods, celebrated for its vibrant history, cultural influence, and architectural character. Located in Upper Manhattan, Harlem rose to international prominence during the Harlem Renaissance of the 1920s and 1930s, a period that cemented its status as a hub for music, art, literature, and social change. Today, Harlem remains a dynamic community where historic brownstones and landmark institutions stand alongside modern developments, attracting residents, visitors, and investors alike.

In recent decades, Harlem has undergone a significant revitalization, bringing an influx of residential projects, hospitality ventures, and a diverse mix of dining and retail options. Major commercial corridors such as 125th Street, Frederick Douglass Boulevard, and Lenox Avenue are lined with local businesses, beloved eateries like Sylvia's and Red Rooster, and well-known national retailers. The neighborhood offers convenient access to major chains such as Burlington, Costco, Target, and Home Depot, complementing its unique blend of small businesses and cultural venues.

Harlem's strategic location ensures excellent connectivity to the rest of New York City. Multiple subway lines—including the [A, B, C, D, 2, 3]—provide quick access to Midtown and Downtown Manhattan, while bus routes and Citi Bike stations make local travel easy. The neighborhood's proximity to key river crossings also allows for efficient access to the Bronx and other parts of Upper Manhattan. This accessibility has made Harlem an attractive location for both residents and businesses seeking strong transportation links.

The area is equally known for its abundance of parks and open spaces, which foster a strong sense of community. Marcus Garvey Park, St. Nicholas Park, and Morningside Park offer athletic facilities, playgrounds, and cultural events, while the northern end of Central Park is just minutes away. With its rich cultural heritage, thriving commercial landscape, excellent transit access, and growing residential base, Harlem continues to stand out as one of Manhattan's most dynamic and sought-after neighborhoods.



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