

**For Sale | 132 W 130th St, New York | NY 10027**

**PRICE: \$899,000**  
**PPBSF: \$149.41**

# Investment Highlights



**Summary:** Asset CRG Advisors has been exclusively retained to sell 132 W 130th St, New York, NY 10027. This property is a development opportunity in the Harlem neighborhood of Manhattan and consists of 6,017 buildable square feet. It is well-positioned with excellent access to public transportation, located just two blocks from the 135th St [2,3] Subway station on Malcolm X Blvd, which is about a 7-minute walk away.

**Prime Location:** This property is located in the vibrant neighborhood of Harlem in Manhattan. It is also within walking distance of major landmarks such as the Apollo Theater, one of New York City's most iconic music venues, and the Studio Museum in Harlem, which focuses on African-American artists. The property is also close to parks like Marcus Garvey Park and St. Nicholas Park, both about a 12-minute walk away. Additionally, it is conveniently near food markets such as Whole Foods Market, which is located right next to the Studio Museum.

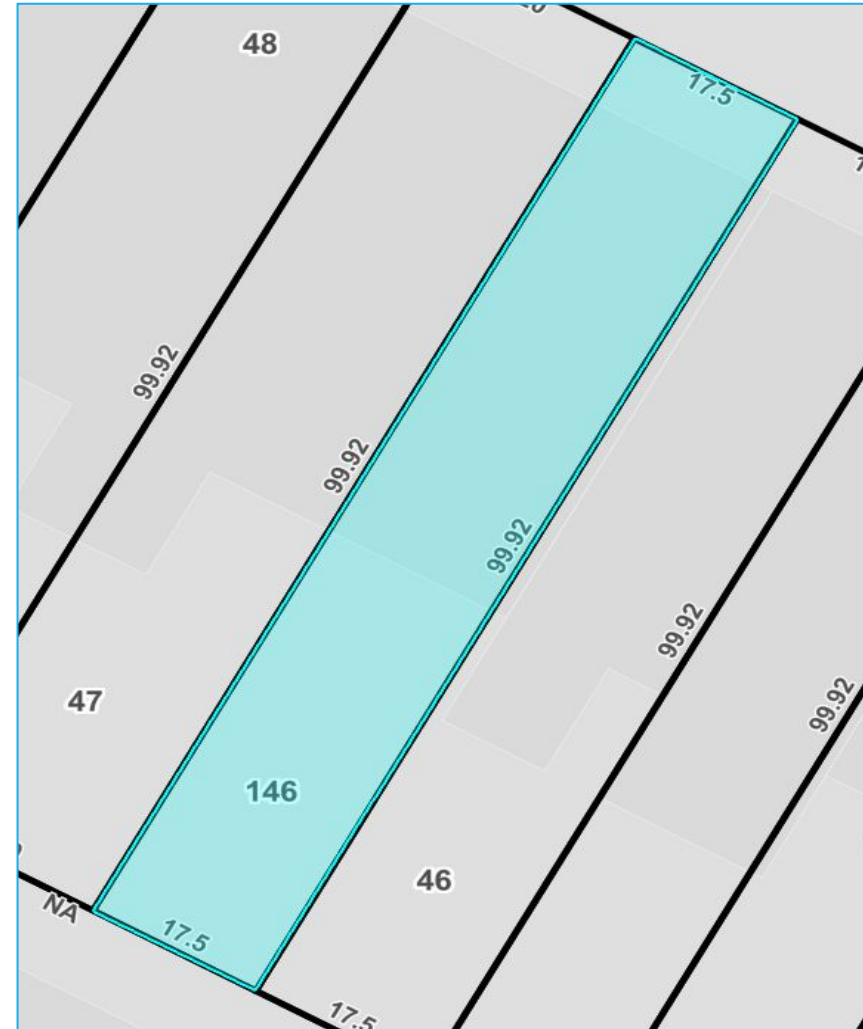
**Appreciation Potential:** : The area is home to several educational institutions, including Columbia University, which is just a short distance away, and Promise Academy 1 Charter School, which is a 6-minute walk from the property. The property is also 0.8 miles away from Success Academy Harlem North West, providing excellent access to educational facilities. Additionally, the property's proximity to key amenities, such as NYC Health + Hospitals/Harlem, adds to its appeal. The hospital is also just a short distance away, offering easy access to quality healthcare services.

**Excellent Connectivity:** Located in Harlem neighborhood of Manhattan, this property offers excellent connectivity with convenient access to highways. The property is near the 135th St [2,3] Subway station on Malcolm X Blvd, about two blocks from the property.

**Proximity to Amenities:** Experience unparalleled convenience at this strategically positioned development property, offering discerning investors effortless access to local amenities and shops. Nearby highlights include The National Jazz Museum in Harlem, Marshalls, Trader Joe's, and dining options close to the property, such as Jacob Soul Food, Harlem Breakfast Club, McDonald's, Checkers, and Tex's Chicken & Burgers. For banking needs, Capital One Bank, TD Bank, and Chase Bank are easily accessible. Additionally, for a healthy lifestyle, Planet Fitness and Blink Fitness are also nearby. Collectively, these amenities enhance the overall living experience, fostering a holistic and connected community.

## Building Analysis

Address	132 W 130th St, New York, NY 10027
Block/Lot	1914-146
Neighborhood	Harlem
Cross Streets	Malcolm X Blvd & Adam Clayton Powell Jr. Blvd
Asset Type	Development
Lot Size	17.5' x 99.92'
Lot SF	1,749 SF
Zoning	R7-2
FAR	3.44
Buildable	6,017
Taxes ('24)	\$1,716
Tax Class	4





# Aerial View



# Confidentiality Disclaimer



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- ❑ The property is near the 135 St [2,3] Subway station on Malcolm X Blvd, about a 7-minute walk away.

### PLEASE CONTACT EXCLUSIVE ADVISORS:



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**Broker Cooperation is Welcome!**