



**LANDAIR
PROPERTY
ADVISORS**

**DEVELOPMENT SITE
34' WIDE - R7A - VACANT LAND
13,724 ZFA**

230 W 122nd St, New York, NY 10027

\$2,050,000

Presented By:

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Partner

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Located in Central Harlem, **230 W 122nd St, New York, NY 10027** presents a compelling development opportunity for developers seeking to capitalize on the area's strong residential demand and ongoing revitalization. This **vacant midblock lot spans 3,431 square feet**, with zoning designated as **R7A** and a **Floor Area Ratio (FAR) of 4.0**, allowing for a **maximum buildable square footage (BSF) of 13,724 Sq. Ft.**

The property benefits from **proximity to multiple subway lines**, providing excellent transportation access to the rest of Manhattan and beyond. Its central location enhances both livability and market appeal for future residential or mixed-use development.

With **generous zoning, prime location, valuable tax incentives, and strong market fundamentals**, this property is well-positioned for a successful development project that contributes meaningfully to Harlem's continued growth.

***Please note: A regulatory agreement is in place and a fire egress easement is in the removal process**

PROPERTY HIGHLIGHTS



13,724 BSF vacant lot in Central Harlem



Zoned R7A – versatile for residential development



Proximity to A, B, C, D, 2, and 3 trains



High demand residential area



OFFERING SUMMARY

Sale Price:	\$2,050,000
Lot Size:	3,431 sq ft
Zoning District:	R7A
Lot ZFA:	13,724
Price Per Buildable S.F.:	\$149
Corner/Midblock:	Midblock
Street Frontage:	34.00 ft
Tenancy:	Vacant

PROPERTY DETAILS

PROPERTY INFORMATION

	230 W 122 nd St
Area	Central Harlem
Block/Lot	1927/48
Lot Dimensions	34x100.92
Lot Sq. Ft.	3,431

BUILDING INFORMATION

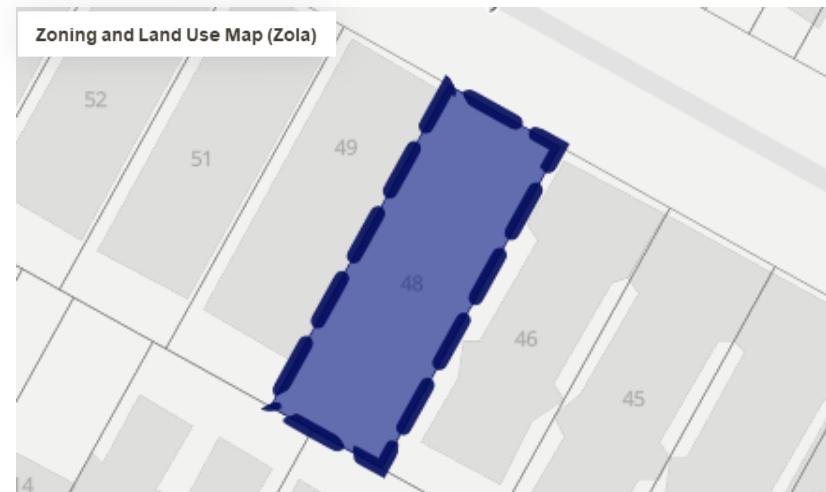
	230 W 122 nd St
Building Type	Vacant Lot
Building Sq. Ft.	-
Total Units	-

NYC FINANCIAL INFORMATION

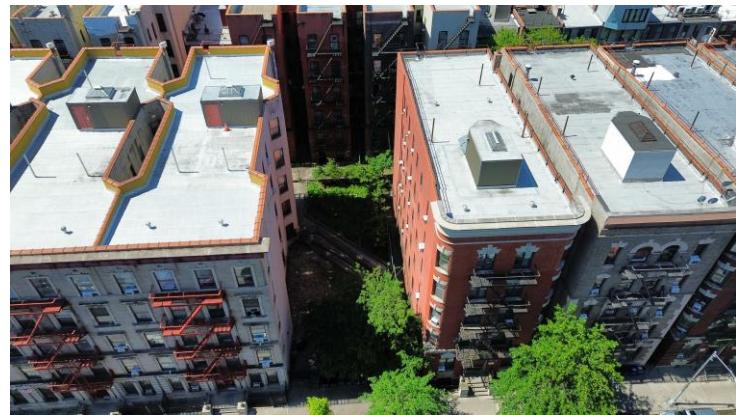
	230 W 122 nd St
Assessed Value	\$276,390
Tax Rate	10.762%
Gross Taxes	\$29,745

ZONING INFORMATION

	230 W 122 nd St
Zoning District	R7A
Base Floor Area Ratio (FAR)	4
Residential Buildable Sq. Ft.	13,724
UAP FAR	5.01
UAP Buildable Sq. Ft.	17,189
Community Facility FAR	4
Community Facility Buildable Sq. Ft.	13,724



EXTERIOR PHOTOS



ADVISORY TEAM



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