



**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:

Anand Melwani

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Partner

Alexandre Goulet

Ag@landairnyc.com | (212) 920-7658

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

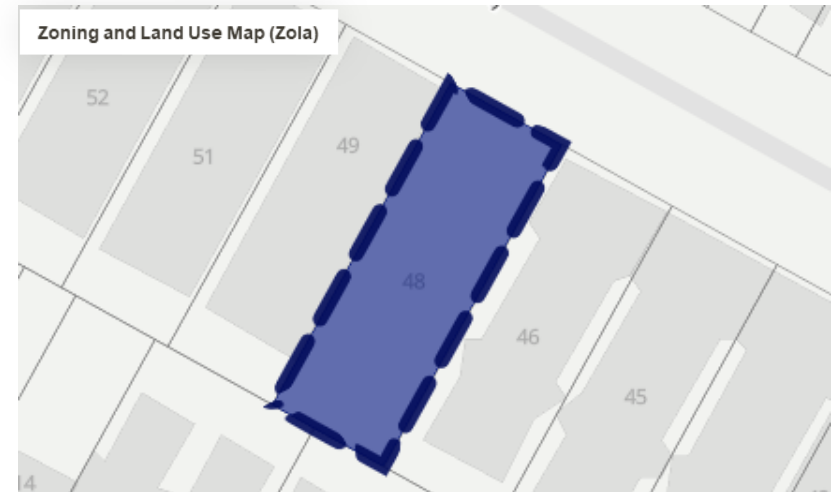
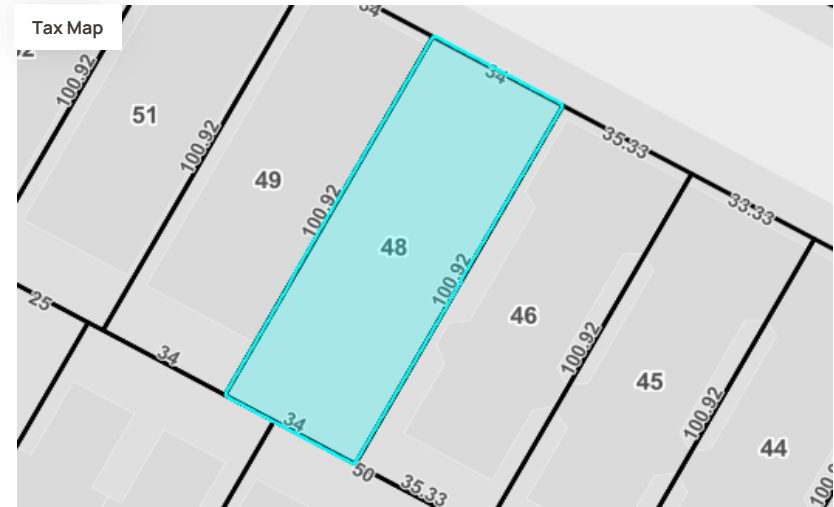
	230 W 122 nd St
Building Type	Vacant Lot
Building Sq. Ft.	-
Total Units	-

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



SURVEY OF No 228 West 122nd Street
AS SHOWN ON The Official City Tax Map as
Tax lot 4855 Block 1927 Section 7
SITUATED IN **BOROUGH OF MANHATTAN, COUNTY, CITY AND STATE OF N.Y.**
FILED IN THE COUNTY CLERK'S OFFICE

GUARANTEED TO New York Equity Fund Series II 1995 limited Partnership The City of New York and through its Department of Housing Preservation and Development NEP West 121 Street Inc. Commonwealth Land Title Insurance Company of Judicial Title Insurance Agency Inc and limited to Title No 38 770 CO-ONLY Edward G. Mihalcz

EDWARD G. MIHALCZO LIC. LAND SURVEYOR
24 BERKSHIRE RD. YONKERS, N.Y. LIC # 36181
April 6, 1999

CLERK'S OFFICE MAP NO. Tel. Nos (914) 476 1453 (914) 969 2341 (Fax)

"All certifications hereon are valid for the month of April 1999"

Tel. Nos. (914) 476 1453
(914) 969 2341 (Fax)

"All certifications hereon are valid for the map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon."

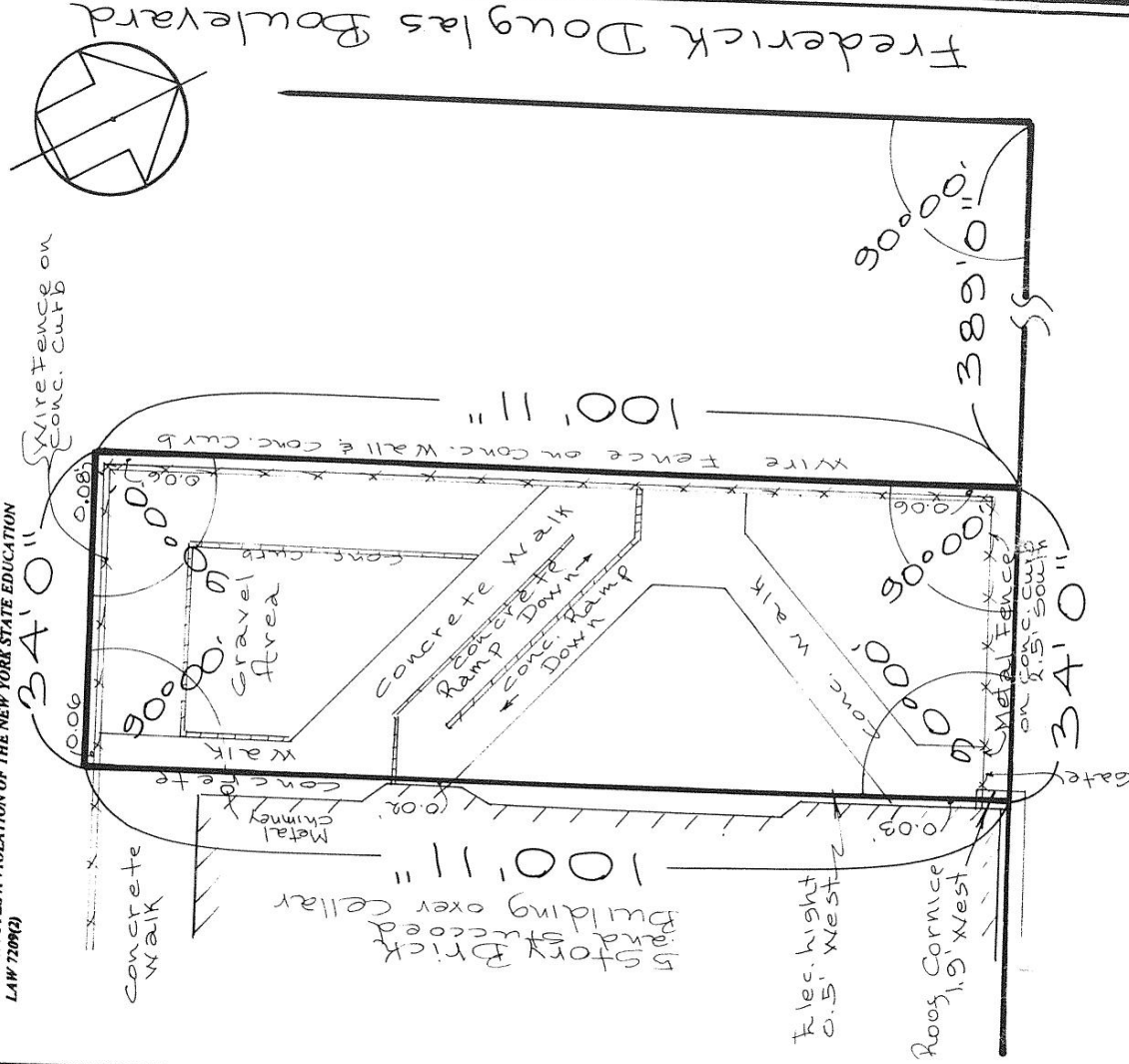
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CONSTITUTES A VIOLATION OF THE NATIONAL ARCHIVES ACT

CONSTITUTES A VIOLATION OF THE NEW YORK STATE EDUCATION LAW 7209(2)



West 122nd Street
60' wide

SCALE 1" = 15' () = ELEVATION IN ASSUMED DATA

ADVISORY TEAM



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