



321 EAST 116TH STREET, NEW YORK, NY 10029

EXCLUSIVE OFFERING MEMORANDUM

Vacant Free Market Building in East Harlem

IPRG

321 EAST 116TH STREET, NEW YORK, NY 10029



VACANT FREE MARKET BUILDING IN EAST HARLEM FOR SALE

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FOR MORE INFORMATION,
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INVESTMENT PRICING

321 EAST 116TH STREET





OFFERING PRICE

\$1,695,000

INVESTMENT HIGHLIGHTS

East Harlem
Neighborhood

\$501
Price/Existing SF

DELIVERED VACANT

2A
Tax Class

3,382
Approx. Existing SF

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PROPERTY INFORMATION

321 EAST 116TH STREET



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VACANT FREE MARKET BUILDING IN EAST HARLEM **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been retained on an exclusive basis to arrange for the sale of 321 East 116th Street, a 4-story, 3,382 SF, vacant free market walk-up apartment building.

The subject property is currently vacant with a certificate of occupancy for 2 apartments and a doctor's office, posing as a prime value add opportunity.

It is ideally located on the north side of East 116th Street between 1st and 2nd Avenue, a few blocks away from the 6-subway station at Lexington Avenue and East 116th Street. It is surrounded by numerous new developments and sits on a vibrant retail corridor featuring a diverse mix of restaurants, bars, and local shops.

HIGHLIGHTS

- Free Market value add opportunity
- R7B Zoning with additional air rights of ~1,613 SF
- Steps away from the coming Q-subway station at 2nd Avenue and East 116th Street
- 2 Blocks from the East River Plaza

BUILDING INFORMATION

BLOCK & LOT	1688-11
NEIGHBORHOOD	East Harlem
CROSS STREETS	1st & 2nd Avenue
BUILDING DIMENSIONS	16.5' x 61'
LOT DIMENSIONS	16.5' x 100.92'
# OF UNITS	2 Apartments & 1 Office
TOTAL SQUARE FOOTAGE	3,382
ZONING	R7B
FAR	3.0
TAX CLASS	Tax Class 2A
ASSESSMENT (25/26)	\$76,549.00
TAX RATE	12.439%
TAXES (25/26)	\$9,521.93

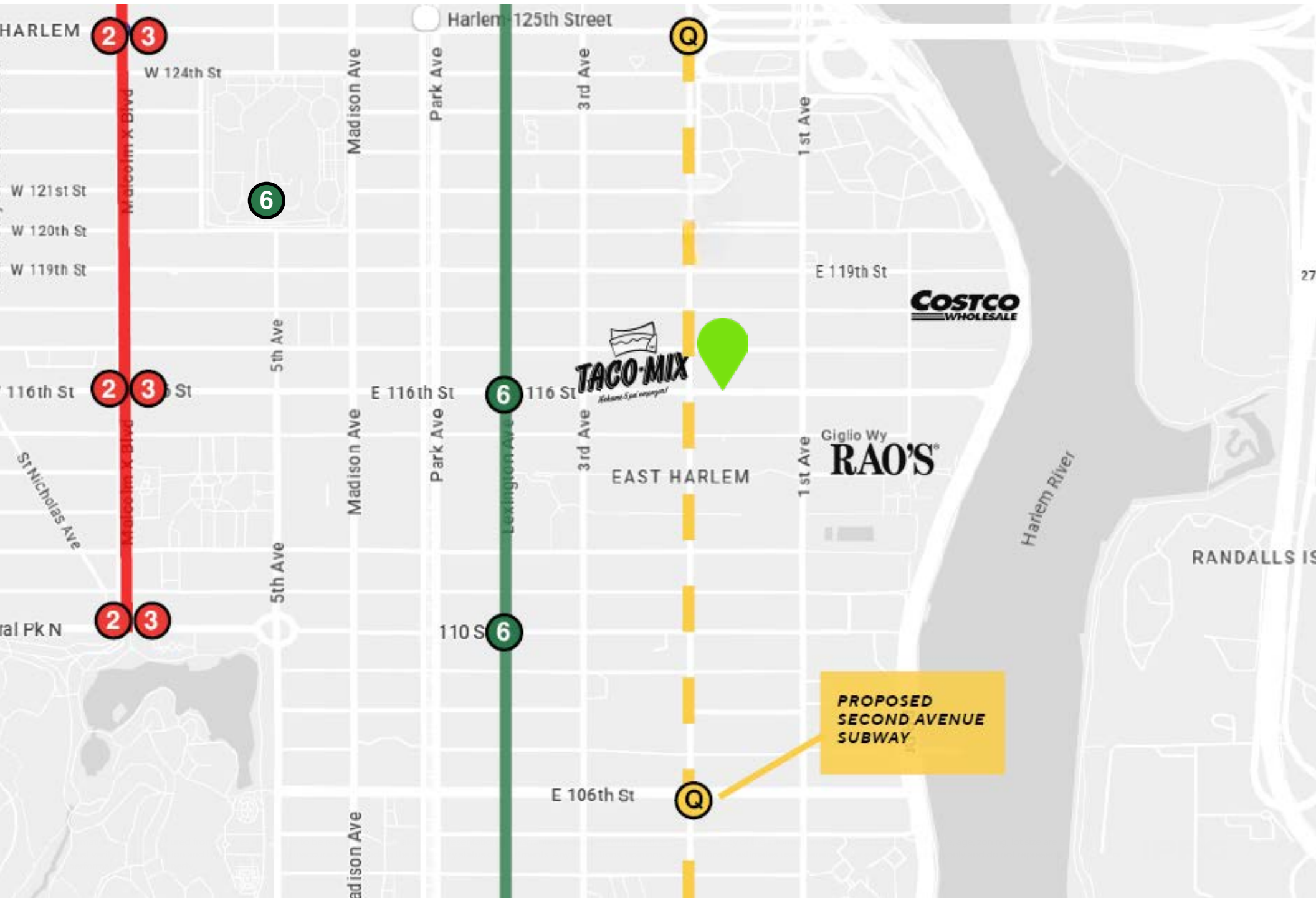
TAX MAP

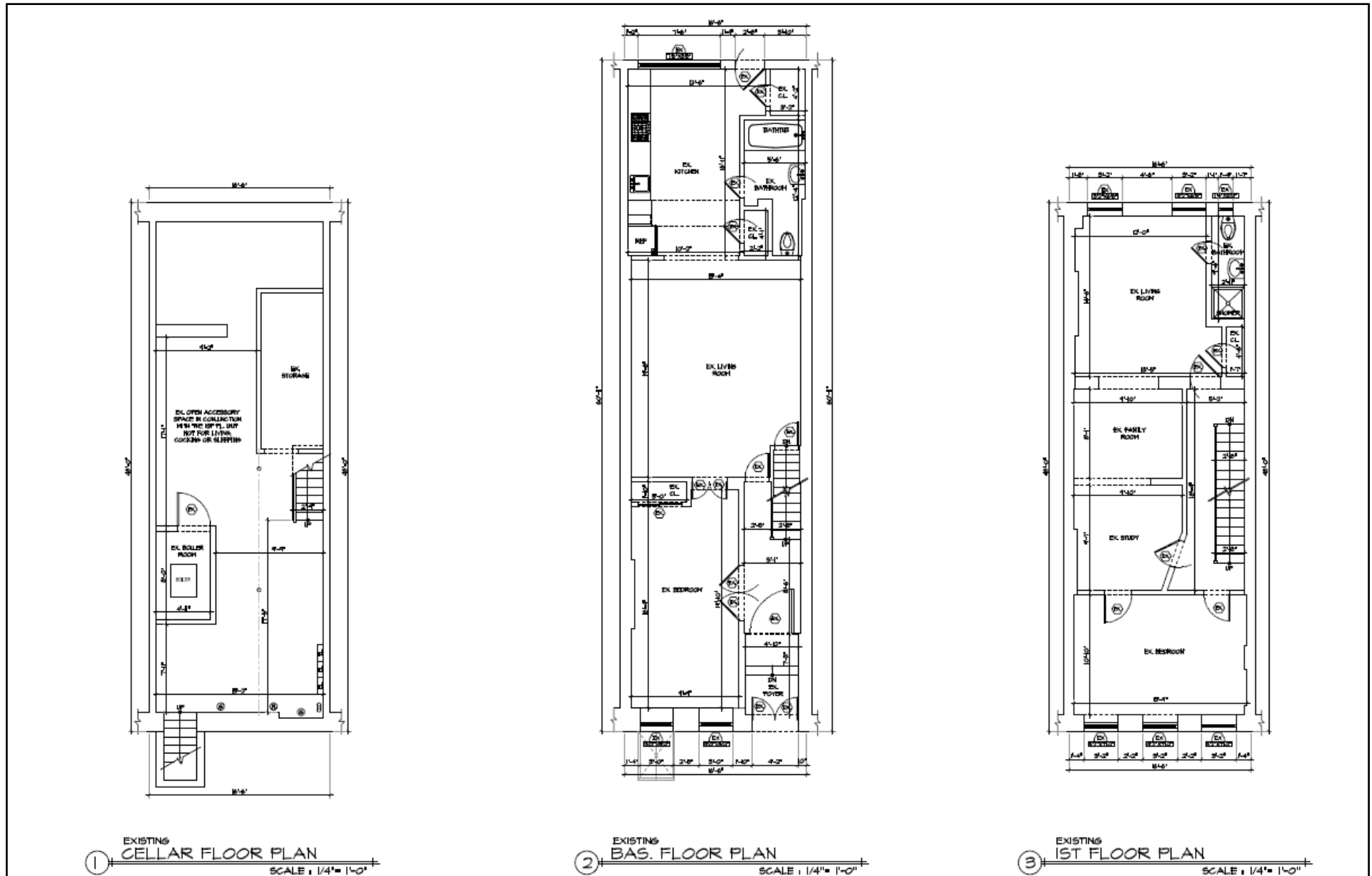


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PROPERTY MAP

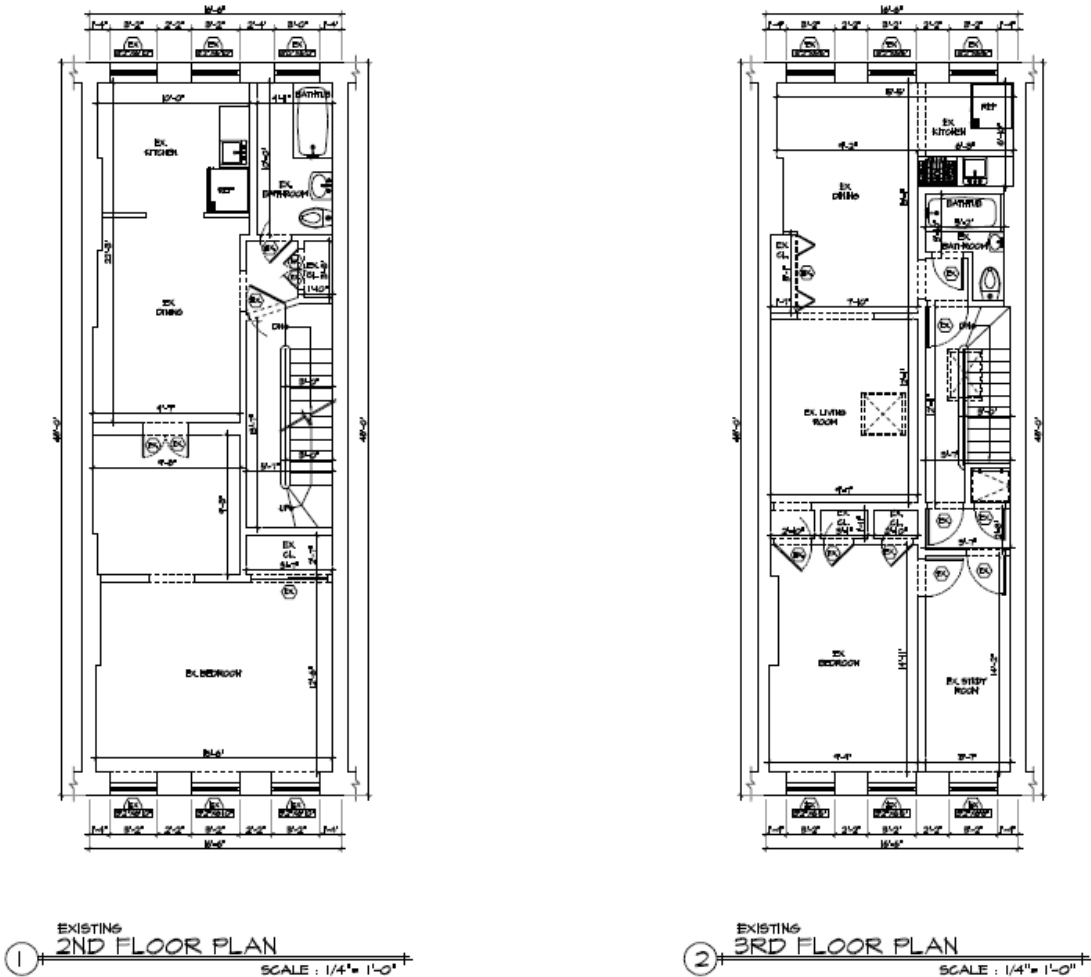




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FLOOR PLANS

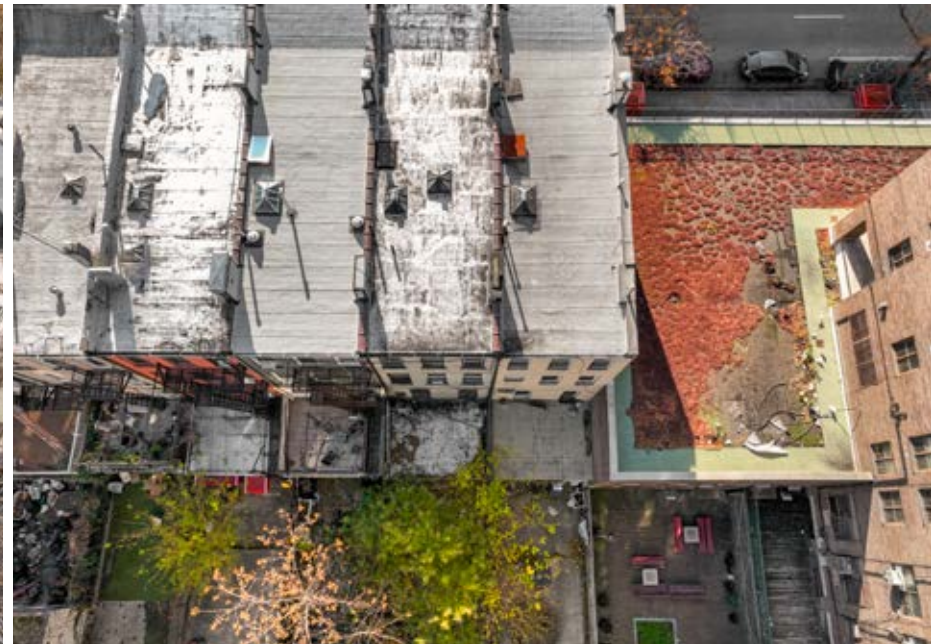


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ADDITIONAL PROPERTY PHOTOS





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