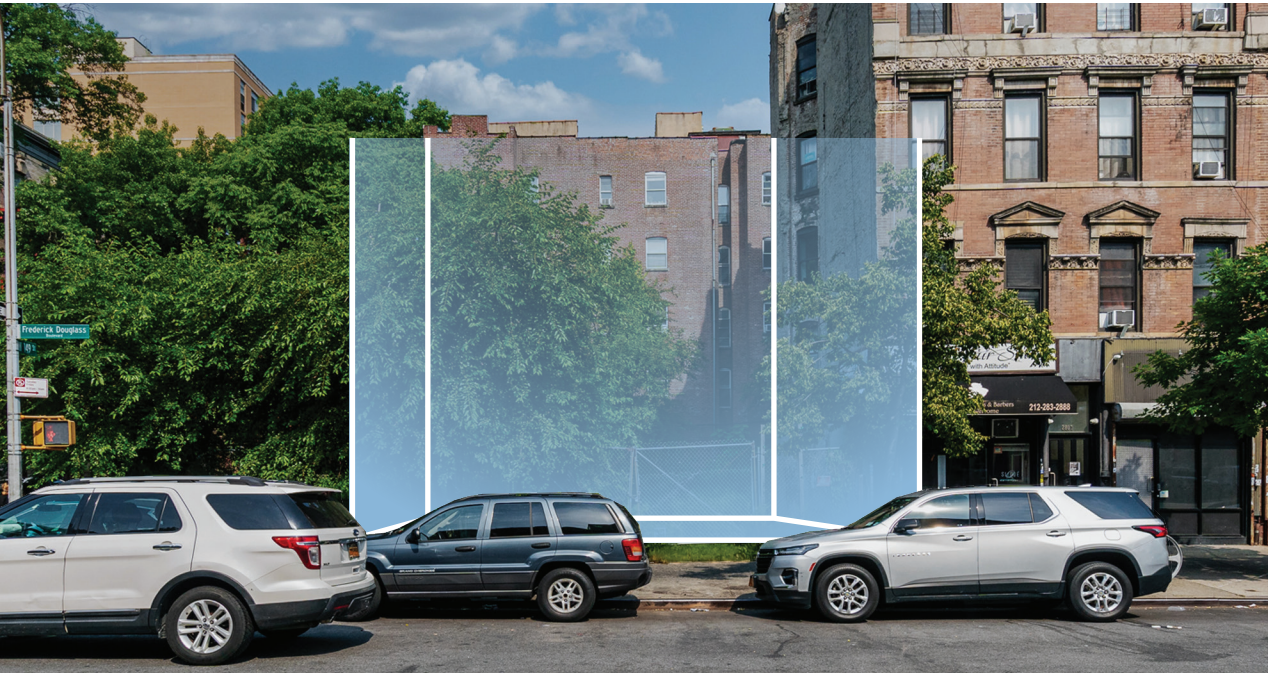


2805 Frederick Douglass Boulevard, New York, NY 10039

25' x 80' Vacant Lot with Approved Plans | Central Harlem | **FOR SALE**



Block / Lot	2045 / 90
Lot Dimensions	24.92' x 80'
Lot SF	1,994
Zoning	R7-2 / C1-4
FAR	4.00
Buildable Area (as-of-right) SF	7,974
Buildable Area (w/Community Facility) SF	12,955
Buildable Area (per Approved Plans) SF	12,775
Tax Class	4
Assessment (24/25)	181,350
Real Estate Taxes (24/25)	19,208

*All square footage/buildable area calculations are approximate

Asking Price: **\$1,495,000** | **\$117 / \$/BSF (per Approved Plans)**

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

Alix Curtin x40
acurtin@arielpa.com

Matthew L. Gillis x42
mgillis@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

2805 Frederick Douglass Boulevard, New York, NY 10039

25' x 80' Vacant Lot with Approved Plans | Central Harlem | **FOR SALE**



- ▶ 24.92' x 80' vacant lot located on Frederick Douglass Boulevard between West 149th Street and West 150th Street
- ▶ Site delivered with approved plans and active permits, allowing for immediate construction
- ▶ Shovel-ready site presenting a prime development opportunity in a growing area of Northern Manhattan
- ▶ Located just one block from the '3' train, allowing for quick and easy access to Midtown Manhattan
- ▶ Enjoys proximity to several Central Harlem attractions such as The City College of New York, Jackie Robinson Park, and St. Nicholas Park

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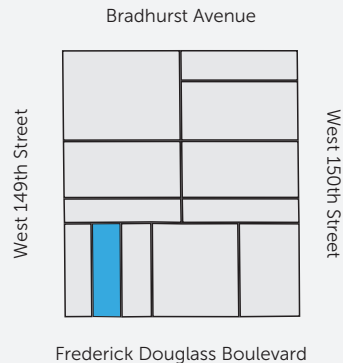
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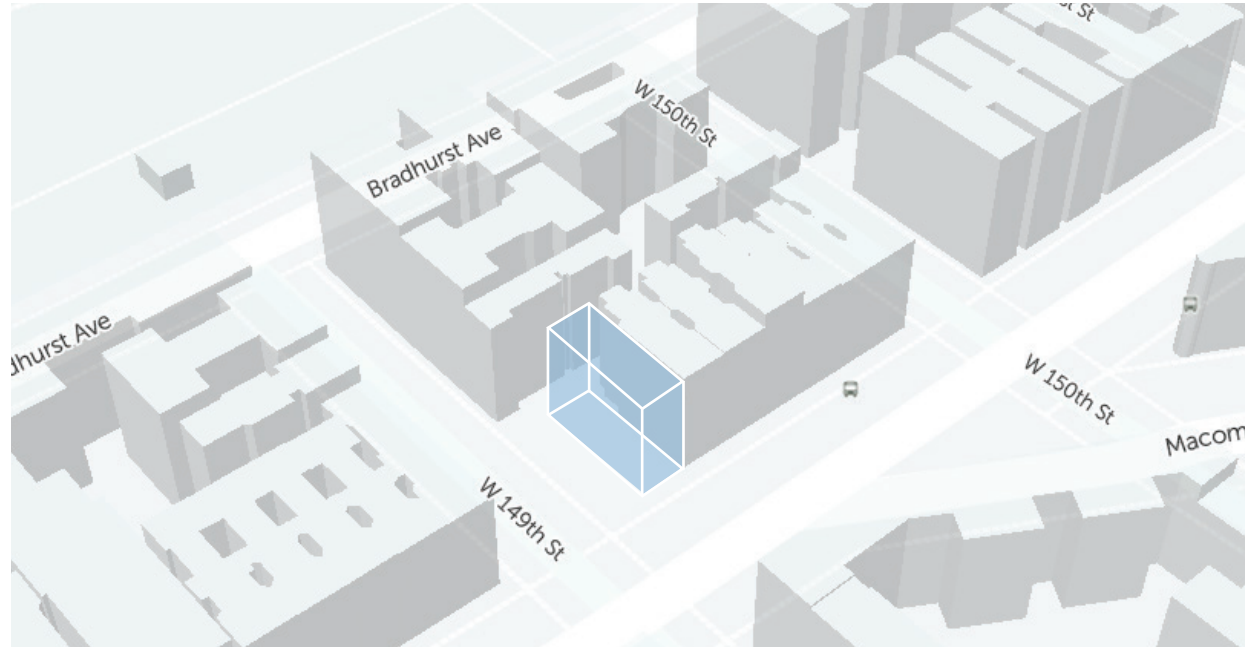
25' x 80' Vacant Lot with Approved Plans | Central Harlem | **FOR SALE**



2045 | 90 | 24.92' x 80' | 1,994
Block | Lot | Lot Dimensions | Lot Sq. Ft.



The subject property is located on the west side of Frederick Douglass Boulevard, between West 149th and West 150th Street



Asking Price: **\$1,495,000** | **\$117 / \$/BSF (per Approved Plans)**

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25' x 80' Vacant Lot with Approved Plans | Central Harlem | **FOR SALE**



Neighborhood
Photos



Asking Price: \$1,495,000 | \$117 / \$/BSF (per Approved Plans)

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