

FOR SALE

2256-2260 3rd Avenue, New York, NY 10035

Corner Mixed-Use Portfolio with Long-Term Development Potential | 76k Buildable Square Feet

Ariela
GREA Partner



2256-2260 3rd Avenue, New York, NY 10035

Corner Mixed-Use Portfolio with Long-Term Development Potential | 76k Buildable Square Feet | **FOR SALE**



- **Strategic Manhattan Location:**
Prime investment opportunity featuring a contiguous property footprint situated at 2256 3rd Avenue and 2258-2260 3rd Avenue in a high-demand pocket of New York, NY (10035).
- **Substantial Existing Asset Footprint:**
Features a combined existing structure footprint of 25,200 gross building square feet distributed across the properties (4,725 SF at 2256 3rd Ave and 20,475 SF at 2258-2260 3rd Ave), providing immediate scale and asset footprint.
- **Significant Long-Term Development Capacity:**
The combined 3rd Avenue footprint holds an impressive 75,920 maximum buildable square feet across a total lot footprint of 7,592 square feet, unlocking substantial future redevelopment scale under Mandatory Inclusionary Housing (MIH) guidelines.
- **Significant Unused Air Rights:**
Immediate project flexibility with 50,720 square feet of available air rights across the two properties to maximize future vertical development.
- **Current Unit Configuration:**
Configured with 9 total existing units, consisting of 7 commercial spaces (1 at 2256 3rd Ave; 6 at 2258-2260 3rd Ave) and 2 residential units (both located at 2256 3rd Ave).
- **High-Density Zoning Profile:**
Exceptional zoning benefits from favorable C4-6 / EHC (MIH) designations, enabling a strong Floor Area Ratio (FAR) potential of up to 10.00 to optimize long-term design layouts.
- **Transit and Accessibility:**
Excellent commuter convenience with immediate access to major Manhattan transportation networks, including the 4, 5, and 6 subway lines at the nearby 125th Street / Lexington Avenue station and the Metro-North Railroad station at 125th Street, alongside multiple local M101, M102, and M103 bus routes running directly along Third and Lexington Avenues.
- **Vibrant Location and Neighborhood:**
Situated in a rapidly evolving corridor of East Harlem, the site is surrounded by a rich mix of local retail hubs, diverse dining options, and public community parks, placing future development directly in the path of ongoing residential demand.



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

Victor Sozio x12
vsozio@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

2256-2260 3rd Avenue, New York, NY 10035

Corner Mixed-Use Portfolio with Long-Term Development Potential | 76k Buildable Square Feet | **FOR SALE**



Property Information	Total	2256 3rd Avenue	2258-2260 3rd Avenue
Block / Lot	-	1771 / 38	1771 / 39
Lot Dimensions	75.92' x 100'	25' x 81'	50.92' x 100' (Irr.)
Lot Sq. Ft.	7,592	2,025	5,567
Stories	-	3	4
Total Units	9	3	6
Building Sq. Ft.	25,200	4,725	20,475
Zoning	-	C4-6 / EHC (MIH)	C4-6 / EHC (MIH)
FAR (MIH)	-	10.00	10.00
Buildable Sq. Ft. (MIH)	75,920	20,250	55,670
Air Rights Sq. Ft.	50,720	15,525	35,195
Tax Class	-	1	4
Assessment (26/27)	\$1,818,454	\$70,834	\$1,747,620
ICIP (Expires 2028)	(\$67,230)	-	(\$67,230)
Real Estate Taxes (26/27)	\$196,344	\$14,056	\$182,289

1771

Block

C4-6 / EHC (MIH)

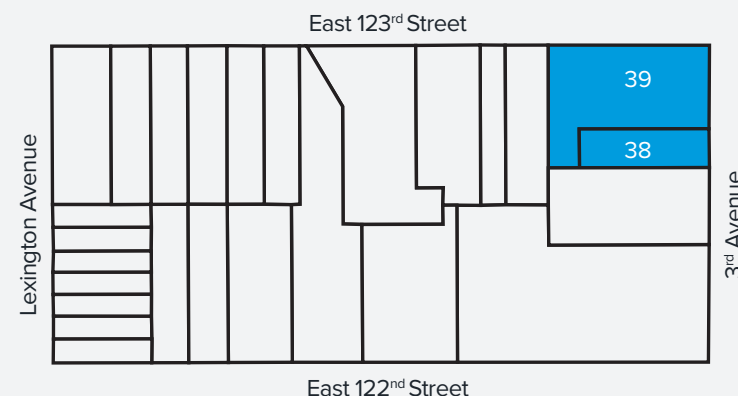
Zoning

38, 39

Lot

7,592

Lot Sq. Ft.



*All square footage/buildable area calculations are approximate

Asking Price: \$9,250,000 | \$367 / SF | \$122 / BSF

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

Victor Sozio x12
vsozio@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

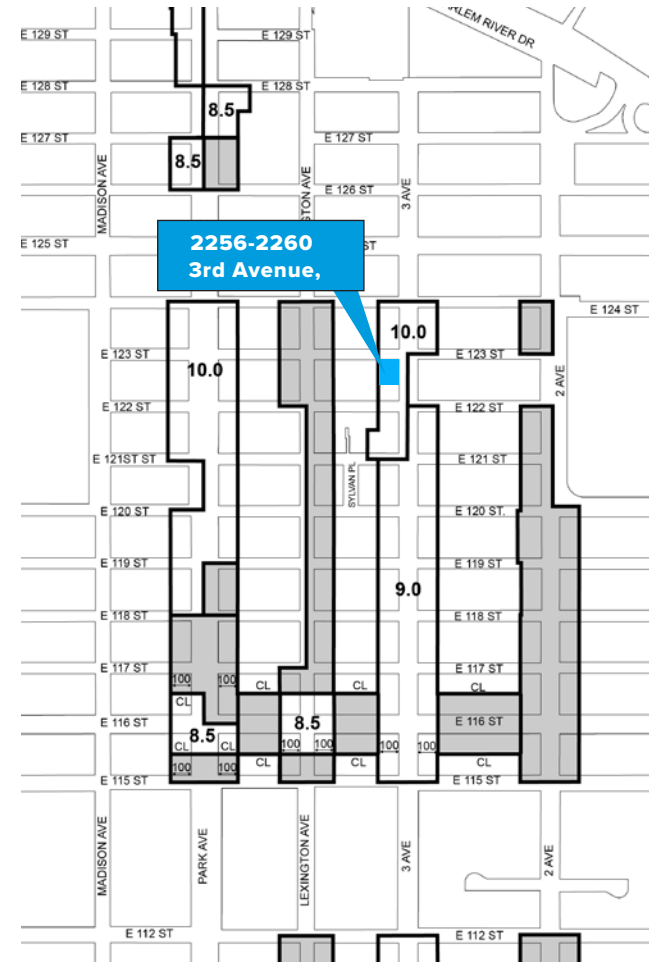
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. July 1, 2026 3:54 pm

2256-2260 3rd Avenue, New York, NY 10035

Corner Mixed-Use Portfolio with Long-Term Development Potential | 76k Buildable Square Feet | **FOR SALE**



East Harlem Corridors
Maximum Residential Floor Area Ratio



Asking Price: \$9,250,000 | \$367 / SF | \$122 / BSF

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

Victor Sozio x12
vsozio@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

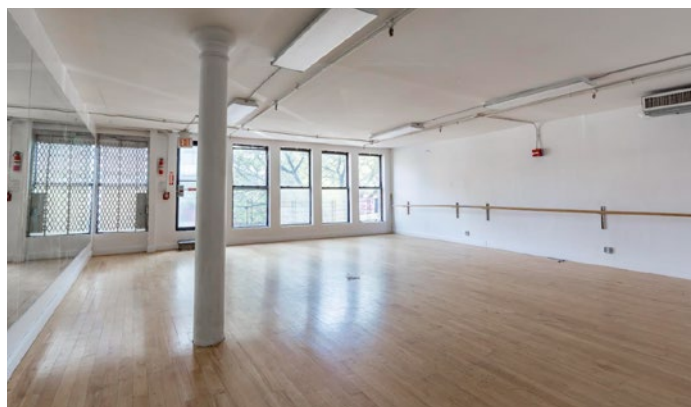
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. July 1, 2026 3:54 pm

2256-2260 3rd Avenue, New York, NY 10035

Corner Mixed-Use Portfolio with Long-Term Development Potential | 76k Buildable Square Feet | **FOR SALE**



Interior Photos



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

Victor Sozio x12
vsozio@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

2256-2260 3rd Avenue, New York, NY 10035

Corner Mixed-Use Portfolio with Long-Term Development Potential | 76k Buildable Square Feet | **FOR SALE**



1 2256 3rd Avenue

2 2258-2260 3rd Avenue



- Development ●
- Life Sciences ●
- Office ●
- Rental Building ●

Food & Drink

1. Zaro's Family Bakery
2. Shake Shack
3. Whole Foods
4. Red Rooster
5. Burger King
6. Taco Bell
7. Starbucks
8. Harlem Seafood Soul
9. FOOD BAZAAR
10. Mangoville
11. Accra
12. New King Wok
13. Dunkin
14. Charlie's Place
15. Caribbean Starr
16. Sylvia's
17. Lechonera La Isla

Banks

1. Chase Bank
2. Apple Bank
3. Bank of America
4. Wells Fargo
5. M&T Bank

Wellness & Clothing

1. Bath & Body Works
2. Hansborough Recreation Center
3. Spa Boutique 2 Go
4. H&M
5. Victoria's Secret & PINK
6. Marshalls
7. JDI Barbell

Other

1. New York College Of Podiatric Medicine
2. The Studio Museum in Harlem
3. Marcus Garvey Park
4. Apollo Theater
5. United States Postal Service
6. Abraham Lincoln Playground
7. Dr. Ronald E. McNair Playground
8. Henry J.Carter Specialty Hospital
9. Harlem Renaissance High School
10. WeWork Office Space & Coworking
11. Eugene McCabe Field
12. GoodFriend Self Storage
13. The National Jazz Museum in Harlem -
14. Collyer Brothers Park
15. Othmar Ammann Playground



Exclusively Represented By
212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. July 1, 2026 3:54 pm