

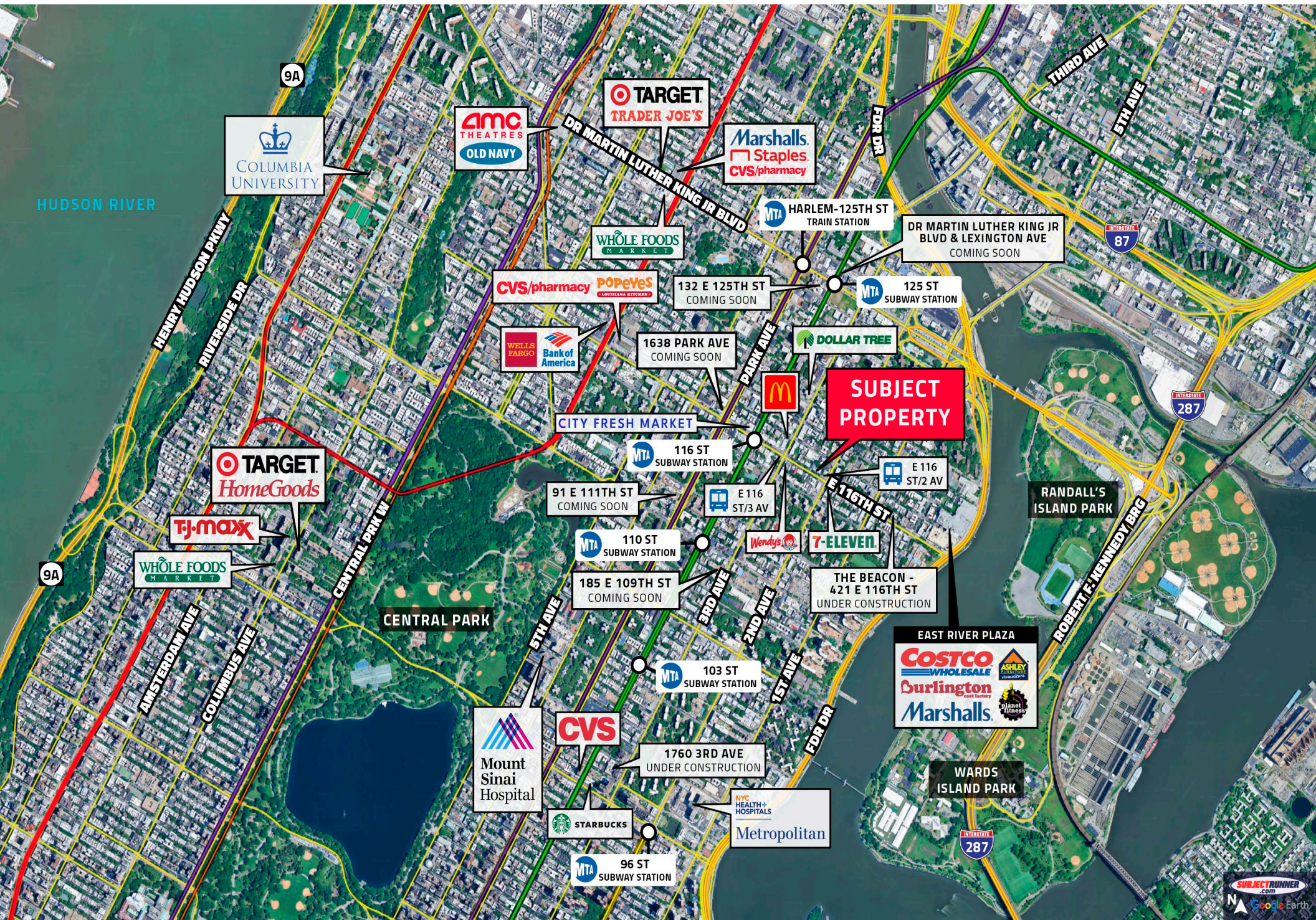
# 239 East 116<sup>th</sup> Street New York, NY 10029



**Prime Location on East 116<sup>th</sup>**  
**A Classic & Beautiful Mixed-Use 4- Story**  
**Brownstone**  
**Asking \$1,679,000**

## Property Highlights

- **Well Maintained & Generational Family-Owned Mixed-Use Four-Story Classic Brownstone**
- **3 Large One Bedroom Units and 1 Office/Commercial. All Free Market - No Rent Stabilization or Rent Controls**
- **Variable Configuration: All Residential; Single Family Townhouse; Commercial /Office**
- **Rents Well Below Market**
- **Property Located Close to Shopping, Restaurants & other Conveniences.**
- **MTA Bus Service & Subways on 116<sup>th</sup> Street**
- **Transforming Corridor of East Harlem – Excellent Pedestrian Traffic**
- **Building Size: 3,060 sq. ft.**
- **Lot Size: 16.67' x 100.92' (16' x 45')**
- **Zoning Districts: R7D, C1-5, EHC**



HUDSON RIVER

9A

COLUMBIA UNIVERSITY

AMC THEATRES  
OLD NAVY

TARGET  
TRADER JOE'S

Marshall's  
Staples  
CVS/pharmacy

MTA HARLEM-125TH ST  
TRAIN STATION

DR MARTIN LUTHER KING JR  
BLVD & LEXINGTON AVE  
COMING SOON

INTERSTATE 87

WHOLE FOODS  
MARKET

CVS/pharmacy POPEYES  
RESTAURANT

132 E 125TH ST  
COMING SOON

MTA 125 ST  
SUBWAY STATION

WELLS FARGO  
Bank of America

1638 PARK AVE  
COMING SOON

DOLLAR TREE

McDonald's

SUBJECT PROPERTY

CITY FRESH MARKET

MTA 116 ST  
SUBWAY STATION

91 E 111TH ST  
COMING SOON

E 116 ST/3 AV

E 116 ST/2 AV

TARGET  
HomeGoods

TJ-maxx

WHOLE FOODS  
MARKET

9A

CENTRAL PARK

MTA 110 ST  
SUBWAY STATION

185 E 109TH ST  
COMING SOON

Wendy's

7-ELEVEN

THE BEACON -  
421 E 116TH ST  
UNDER CONSTRUCTION

RANDALL'S  
ISLAND PARK

ROBERT F. KENNEDY BRG

MTA 103 ST  
SUBWAY STATION

CVS

1760 3RD AVE  
UNDER CONSTRUCTION

EAST RIVER PLAZA  
Costco WHOLESALE  
Durlington  
Marshall's

WARDS  
ISLAND PARK

Mount Sinai  
Hospital

STARBUCKS

NYC HEALTH +  
HOSPITALS  
Metropolitan

MTA 96 ST  
SUBWAY STATION





**Beautiful & Private Backyard**











Private Back Yard