



# 300 WEST 122ND STREET

COMMUNITY FACILITY CONDO FOR SALE OR LEASE | 247 SF PROFESSIONAL SPACE | AT NEWLY CONSTRUCTED LUXURY CONDO

# 300 West 122nd Street

Southwest Corner of St. Nicholas Avenue

## Community Facility Condo Unit

2nd Floor: 247 sf | **Real Estate Taxes:** \$2,916 per annum | **Lease Price:** Upon Request | **Sale Price:** \$299,000

## Comments

- Join co-tenants Theradynamics physical therapy and Lincoln Market
- Located within newly constructed 15-story luxury condominium well located in area of tremendous growth
- Centrally located between 125th Street **A C B D** station at Nicholas Ave; and express **2 3** trains at Malcolm X Blvd
- Hospitals and schools in the vicinity include Columbia University, Mount Sinai Morningside, Morningside Dental Care, Teachers College Community School, P.S. 125 The Ralph Bunche School, Harlem Village Academies, Promise Academy 1 Charter School, New York French American Charter School, My Gym Children's Fitness Center Harlem, Dwyer Cultural Center
- Area retail includes Angel of Harlem, Dunkin', Frederick Deli & Grocery, Sugar Monk, Aloft Harlem Hotel, Uptown Dermatology, EGN International Karate & Fitness Center, Whole Foods, Raymour & Flanigan, Burlington, Spectrum

## By the Numbers

**Residential Population**

**207,463+**

**Students & Faculty at Columbia & CUNY**

**60,010+**

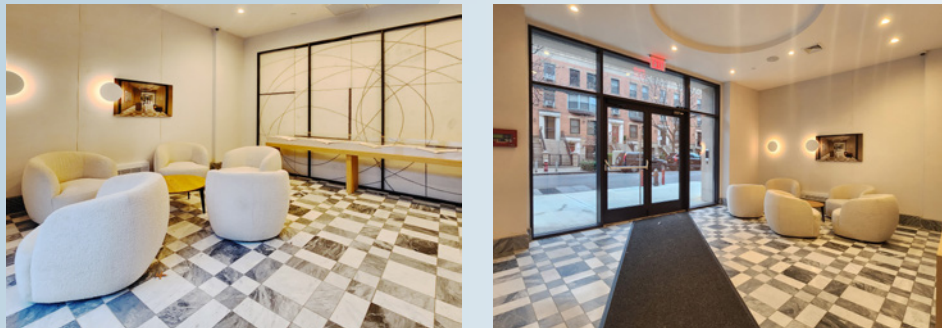
**Annual Subway Ridership**

**5,182,313**

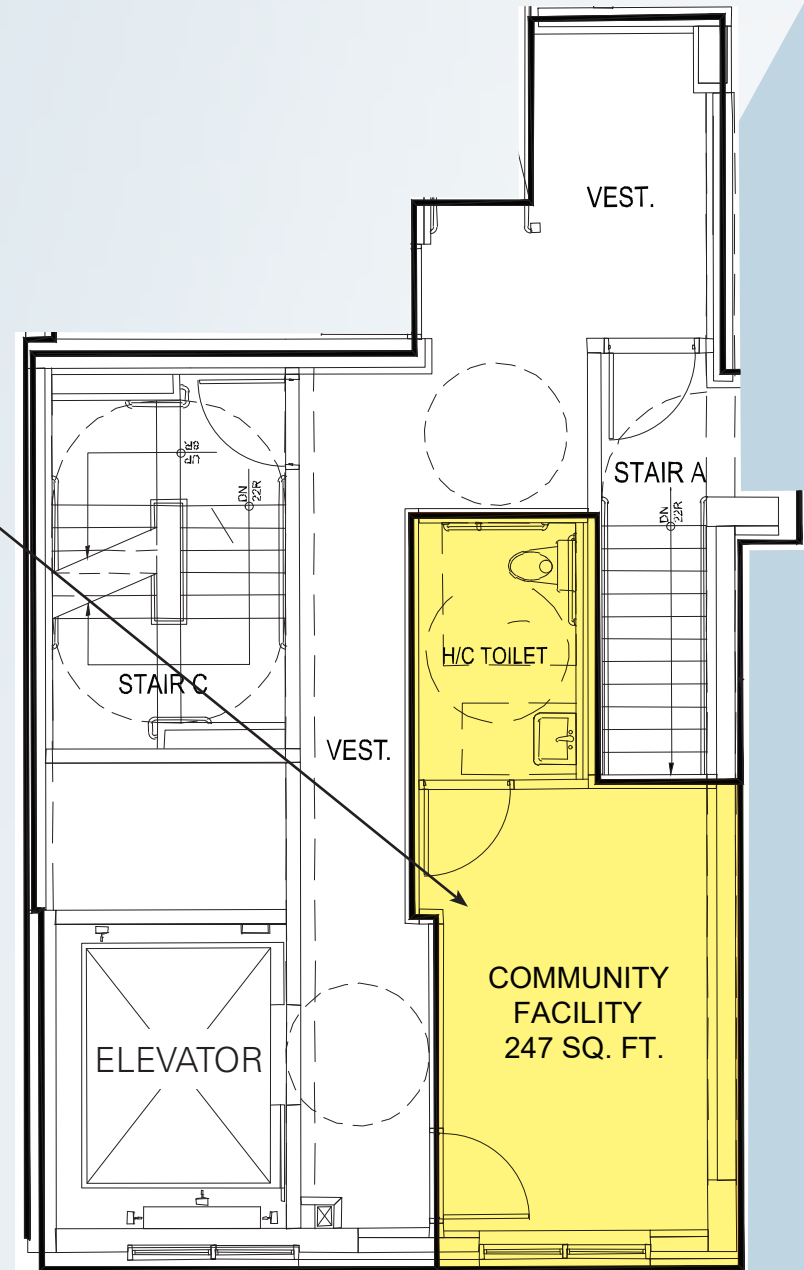
125th St. Station



# Floor Plan



View of Lobby



West 121st Street

(Plans for descriptive purposes only; not to scale.)





### Specifications

Address	300 West 122nd Street
Block/Lot	1948/1302
2nd Floor SF	± 247
Zoning	R8B/R7A
Comm'l Overlay	C2-4
Historic District	None

\*All square footages are estimates

### Financial Breakdown

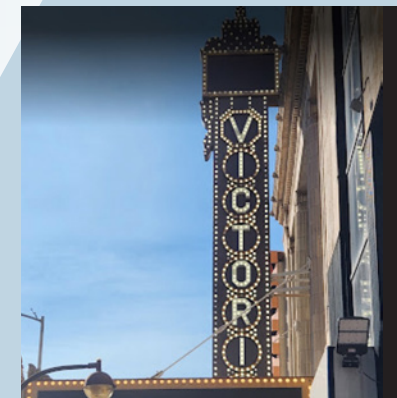
Expenses (Projected):	Tax Year	Annual Costs
Real Estate Taxes	('23/'24)	\$2,916
Common Charges		\$322
<b>Total Expenses:</b>		<b>\$3,238</b>





## Neighborhood

- ★ Whole Foods
- 1 Vintage Harlem
- 2 Chase
- 3 TD Bank
- 4 Aloft Harlem
- 5 Apollo Theater
- 6 Chocolat
- 7 Dunkin Donuts
- 8 Angel of Harlem
- 9 Harlem Burger Co.
- 10 Harlem Tavern
- 11 Levain Bakery
- 12 Marshall's/CVS Pharmacy
- 13 Red Rooster
- 14 BLVD Bistro
- 15 Viniateria
- 16 AMC Theater
- 17 Dwyer Cultural Center
- 18 My Gym
- 19 NYPD 28th Precinct
- 20 Old Navy
- 21 Apollo's Victoria Theater & Marriott Renaissance Hotel



Recently opened the highly publicized mixed-use Victoria Theater redevelopment adding to the neighborhood a new venue operated by the Apollo Theatre, 191 residential rental units, a 210-key Marriott Renaissance Hotel, plus retail, cultural and arts space.



For further information and/or inspection contact exclusive sale/leasing agent:

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