

1723-1725 Lexington Avenue
+ 152-156 East 108th Street
East Harlem | , New York

EXCLUSIVE SALE OFFERING MEMORANDUM
4 Continuous Lot Development Site



\$9,000,000



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R E A L E S T A T E W I T H R E S U L T S

Executive Summary:

The Forray Team at The Corcoran Group is proud to present an exclusive development opportunity at 1723-1725 Lexington Ave and 152-156 E 108th St. These four contiguous vacant lots, spanning two streets, offer a unique opportunity for prime residential, community facility, commercial, or mixed-use development in the vibrant heart of East Harlem.

The combined lots cover 7,313.37 square feet and are zoned C1-5/R7D (in EHC) and R7A. The potential maximum FAR is 4.5143 for market-rate development or 5.4697 for affordable housing with City of Yes Approval, allowing for a total buildable square footage of up to 42,000 square feet, including 6,988 square feet dedicated to affordable housing.

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R E A L E S T A T E W I T H R E S U L T S

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Property Information :

Address	1723 Lexington	1725 Lexington	152 E 108th	156 E 108th
Block	01635	01635	01635	01635
Lot	0052	0051	0049	0048
Lot Square Foot	1,083	1,084	1,430	3,718
Lot Dimensions	16.67' x 65'	16.67' x 65'	34.75' x 73.5'	15.75' x 100.92
Tax Class	4	4	4	4
Tax Bill	\$13,632	\$13,632	\$18,065	\$33,613

REAL ESTATE WITH RESULTS

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152 - 156 East 108th Street



Investment Highlights:

The properties at 1723-1725 Lexington Avenue and 152-156 East 108th Street in Harlem, New York, consist of four adjacent vacant lots that present prime opportunities for residential development. Ideally suited for mixed use residential rental, condos combined with affordable housing, these sites are perfectly positioned to meet the rising demand for residential units and modern commercial spaces. Located in the heart of East Harlem, they offer a unique chance to tap into the thriving new development urban housing market.

Offering excellent accessibility with nearby 6, 2, 3, and Q trains, along with bus routes like M101, M102, and M103. Close to the DR Drive and Harlem River Drive, these locations provide easy connectivity throughout Manhattan. LGA Airport is just 15-20 minutes away, making these sites highly versatile for development.

Zoning Analysis:

[Full Zoning Analysis Provided Upon Request](#)

R E A L E S T A T E W I T H R E S U L T S



1723-1725 Lexington Avenue + 152-156 East 108th Street

Zoning Analysis:

Zoning Analysis: *CITY OF YES* SCENARIO	Prepared By: Sebastian M. Frank	Gerald J. Caliendo, R.A.P.C. Copyright © 2025
Premises: 152/6 E118th St / 1723/5 Lexington	Lot Area: 7,313.37 SF	100.00%
Block: 1635	OUTSIDE MANHATTAN CORE	C1-5/R7D 5,698.65 SF 77.92%
Lot(s): 48, 49, 51 & 52	INNER TRANSIT ZONE	R7A 1,614.72 SF 22.08%
Zone(s): C1-5/R7D in EHC and MIH & R7A	EHC: EAST HARLEM CORRIDOR SPECIAL DISTRICT	Portion within 100 ft of a Wide Street 5,698.65 SF 77.92%
Existing Building: N/A	MIH: MANDATORY INCLUSIONARY HOUSING	Portion beyond 100 ft of a Wide Street 1,614.72 SF 22.08%
Client: Chris Cavorti, CORCORAN	Additional "Air Rights" (if any): 0.00 SF	Corner Lot Portion 0.00 SF
		Interior Lot Portion 7,313.37 SF



NOTES

*42002.29656 SF is the Maximum Zoning Floor Area permitted. Any proposed Commercial and/or Community Facility Areas are included

** a 5% Floor Area Bonus is permitted for buildings complying with the requirements of Local Law 154 of 2011 and with an energy performance that exceeds by at least 15 percent the energy performance of such a building if designed and constructed according to the New York City Energy Conservation Code.

*** Proposed Zoning Floor Area after subtracting permitted Mechanical and Zoning Deductions from Gross Floor Areas. Deductions include Parking Garage, Mechanical shafts/rooms, and other deductions permitted by the NYC Zoning Resolution.

Uses (AS-OF-RIGHT)	Residential				This Column Intentionally Left Blank	COMMERCIAL	COMMUNITY FACILITY		MAXIMUM FLOOR AREA (SF) ALL USES
	MARKET RATE	AFFORDABLE (MIH)					C1-5/R7D in EHC	R7A	
	C1-5/R7D in EHC	R7A	C1-5/R7D in EHC	R7A					
Max FAR	4.66	4.00	5.60	5.01	N/A	2.00	4.20	4.00	11,397.30 COMMERCIAL *
Adjusted FAR	4,5143				N/A	N/A	3,2727		23,934.33 COMM FACILITY *
Max FA (SF)	33,014.59				N/A	11,397.30	23,934.33		33,014.59 MARKET RATE
Additional "Air Rights"	0.00				N/A	N/A	N/A		6,987.60 AFFORDABLE (MIH) 42,002.30
5% Deduction for an ultra low energy building **	2,000.11				N/A	N/A	N/A		2,000.11 ENERGY BONUS
Proposed FA (SF)	38,183.80				N/A	3,817.00	0.00		42,000.80

Zoning Items	Req'd or Allowed MIXED-USE BUILDING		Notes
	C1-5/R7D in EHC	R7A	
	Wide Street	Narrow Street	
Front Yard (FT)	N/A		See Street Wall Location
Side Yard (FT)	0.00 or 5.00		Today 0.00 or 8.00 is Required
Rear Yard (FT) beyond 100' from Corner	20.00		Today 30.00 is Required
Street Wall Location (FT)	on Street Line @ Lexington Ave		3 ft back on E 108th St
Min. Base Ht: (FT)	60	60	
Max. Base Ht: (FT)	95	85	Mod's for Affordable Housing
Max. Bldg Height (FT)	125	115	Mod's for Affordable Housing
Required Front Setback (FT)	Wide St 10	Narrow St 15	
Max Lot Coverage(%) Corner lot & Interior portion	100	80	Interior Today Interior Lot Coverage is 65%
Max. Lot Coverage (SF)	N/A	5,850.70	
Height Restrictions (FT) - Above Sea Level	N/A		Based on FAA
Factor for Dwelling Units	680		
Mix # of Dwelling Units	53 Dwellings		49 Market Rate Units
Min. Res. Parking Req'd (% of Dw. U. & per SF)	None	None	50% of Market Rate Units
Min. Comm. Parking Req'd	None	None	Except for Hospitals & Related Uses
Parking Waiver (Spaces)	25		49 x 50% = 24.5 => 25 spaces
Parking Provided (All uses)	None		(waived)

FLOORS	DWELLINGS				GROSS RES	COMM	FLOOR AREA (SF) ***		Z'NG DED'S	MH DED'S	ZONING
	S	1	2	T							
R					590.30				445.00		145.30
14											
13											
12	0	0	2	2	2,122.00			73.00	56.00		1,993.00
11	1	3	0	4	3,086.00			79.00	83.00		2,924.00
10	1	3	0	4	3,086.00			79.00	83.00		2,924.00
9	3	2	0	5	3,505.00			95.00	96.50		3,313.50
8	3	2	0	5	3,695.00			95.00	99.00		3,501.00
7	3	2	0	5	3,695.00			95.00	99.00		3,501.00
6	3	2	0	5	3,695.00			95.00	99.00		3,501.00
5	3	2	0	5	3,695.00			95.00	99.00		3,501.00
4	3	2	0	5	3,695.00			95.00	99.00		3,501.00
3	3	2	0	5	3,695.00			95.00	99.00		3,501.00
2	3	2	0	5	3,695.00			95.00	99.00		3,501.00
1	3	0	0	3	2,893.00	3,817.00		445.00	71.00		6,194.00
TOTAL	29	22	2	53	41,147.30	3,817.00		1,881.00	1,082.50		42,000.80
C					3,496.37	3,817.00		7,313.37			
GROSS	55%	42%	4%	100%	48,460.67		* Actual Number of Dwellings may vary				

GENERAL NOTE

PLEASE NOTE: No representation is made, by Gerald J. Caliendo, R.A.P.C. (GJC) or any of its representatives, as to the actual number of Dwellings or bulk of the building that may be erected on this property. Many variables may contribute to a smaller building than that shown here, e.g., apartment layouts, budget and more, in order to determine actual buildable square footage a Program must be developed and a building must be designed. GJC only represents the potential developing rights of this property.

1/9/2025

ZONING ANALYSIS

NTS

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION VIOLATIONS, NEITHER DESIGNING, CONSTRUCTION, OR FOR ANY PRELIMINARY AND PROVISIONAL CONNECTIONS WITH THE CITY OF NEW YORK. THE CONTRACTOR, ARCHITECTURE OR ANY OTHER PERSONAL REPRESENTATIVE OF THE WORK, FOR THE FAILURE OF THEM TO COMPLY WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DIMENSIONS ARE NOT TO BE SCALE. EMAIL: GJCAL@FORRYTEAM.COM

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 Architect P.C.
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 Bayside, N.Y. 11435
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 Fax: (718) 265-9097
 www.caliendochitects.com

S. Frank
 GJC
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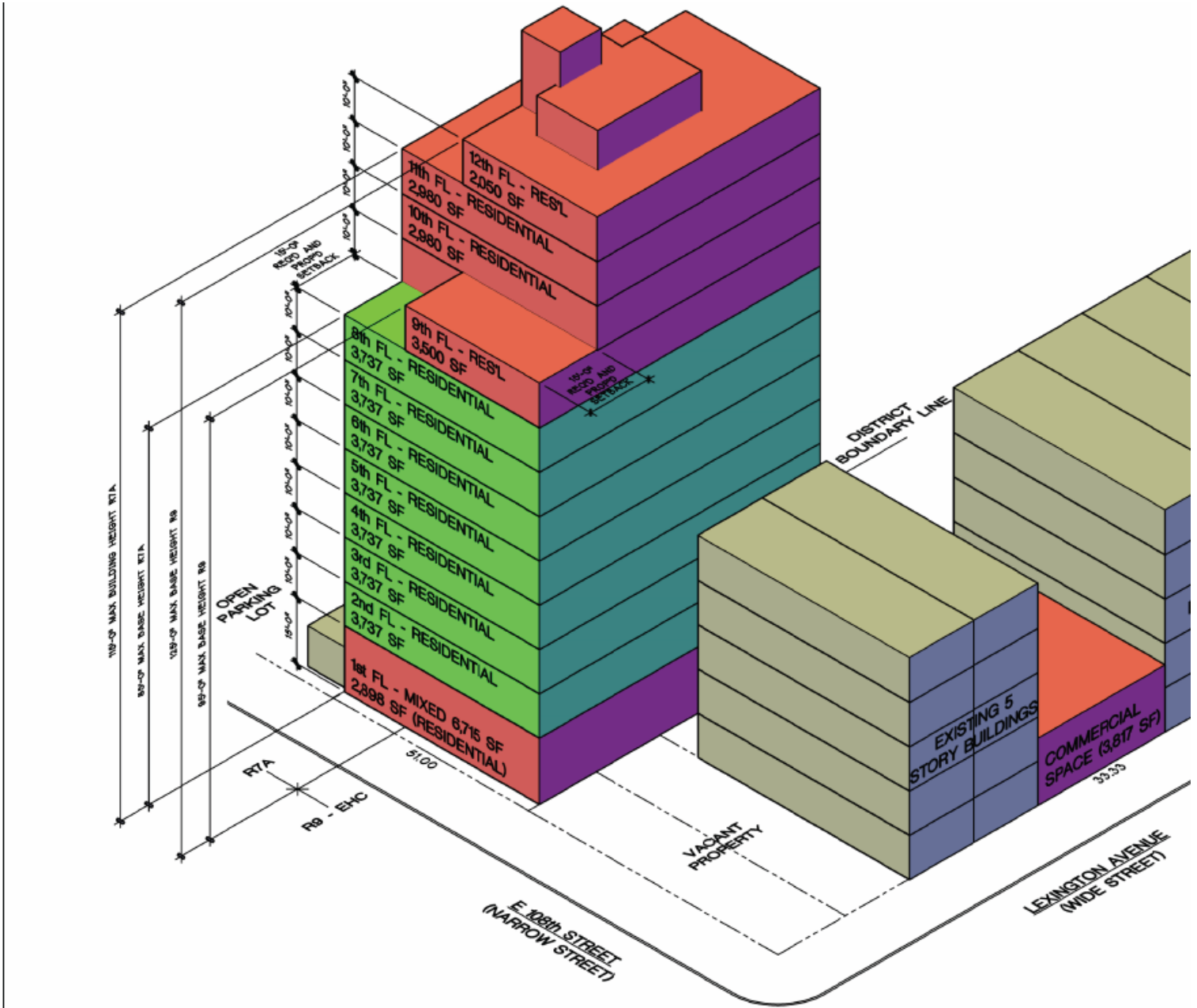
SITE AND ZONING ANALYSIS
ZONING CALCULATIONS
 152/6 E118th STREET /
 1723/5 LEXINGTON AVE
 NEW YORK, NY

REF: Z-002.00
 SHEET NO: 2 OF 6

1723-1725 Lexington Avenue + 152-156 East 108th Street



Zoning Analysis:



AXONOMETRIC BULK DIAGRAM

NTS

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHOD, MATERIALS, SCHEDULE, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE ARCHITECT OR ENGINEER OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DIMENSIONS ARE NOT TO BE SCALE. GERALD & CALIENDO ARCHITECT, P.C. AND ITS PRINCIPALS/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

Z-004.00	DESIGNER:	DRAWN BY: S. Frank	DRAWING TITLE: SITE AND ZONING ANALYSIS AXONOMETRIC VIEW	Gerald J. Caliendo, R.A., A.I.A. Architect, P.C. <small>138-07 Queens Boulevard Briarwood, N.Y. 11435 Tel: (718) 261-0800 Fax: (718) 261-0907 www.caliendoarchitect.com</small>
	DATE:	CHECKED BY: GJC	PREPARED BY: 152/6 E118th STREET / 1723/5 LEXINGTON AVE NEW YORK, NY	
	SCALE:	JOB No: 24162		
	DATE: 092424	SCALE: AS NOTED		

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For additional information, please contact exclusive agents



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