

70-78

West 126th Street

Prime Central Harlem 75' Wide
Development Site | **FOR SALE**



70-78 West 126th Street, New York, NY 10027

Prime Central Harlem 75' Wide Development Site | **FOR SALE**



- Rare 75' x 100' parcel on the south side of West 126th Street between Lenox and 5th Avenues
- R6A zoning provides approximately 22,482 BSF, as-of-right.
- The property currently consists of a 25' wide parking lot and 3 small buildings that will be delivered vacant
- Ideal opportunity for condominium development
- Direct connections to the 2, 3 subway lines at West 125th Street and Lenox Avenue, and the Metro-North 125th Street station at Park Avenue
- Several condominium sales in the immediate area recently achieved prices north of \$1,250 per square foot
- Ownership requests proposals from developers and potential partners to purchase outright AND, in the alternate, to buy a buyback a community facility and residential unit condominium in the new project (though either type of proposal is welcome)
- For buyback proposals, Ownership requests a 5,000 sq. ft. community facility (which can be allocated above and/or below grade) and a 825 sq. ft. residential unit

ASKING PRICE: \$3,500,000

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

Michael A. Tortorici x13
mtortorici@arielpa.com

Julian Montilus x88
jmontilus@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

70-78 West 126th Street, New York, NY 10027

Prime Central Harlem 75' Wide Development Site | **FOR SALE**



Asking Price: \$3,500,000

PROPERTY INFO	TOTAL
Block / Lot	1723 / 64, 164, 65, 66
Lot Dimensions	75' x 99.92'
Lot Sq. Ft.	7,494
Zoning	R6A
Building Size	11,496
FAR	3.00
Buildable Sq. Ft.	22,482
Air Rights Sq. Ft.	10,986
Tax Class	4
Assessment (23/24)	\$345,221
Exemption	(\$345,221)
Taxes Without Exemption (23/24)	\$36,752
Real Estate Taxes (23/24)	\$0

* All square footage/buildable area calculations are approximate and should be independently verified

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

Michael A. Tortorici x13
mtortorici@arielpa.com

Julian Montilus x88
jmontilus@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

70-78 West 126th Street, New York, NY 10027

Prime Central Harlem 75' Wide
Development Site | **FOR SALE**



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

Michael A. Tortorici x13
mtortorici@arielpa.com

Julian Montilus x88
jmontilus@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

70-78 West 126th Street, New York, NY 10027

Prime Central Harlem 75' Wide
Development Site | **FOR SALE**



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

Michael A. Tortorici x13
mtortorici@arielpa.com

Julian Montilus x88
jmontilus@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com