

CONFIDENTIAL OFFERING MEMORANDUM

## **Vacant Strivers' Row Mixed-Use Reposition Opportunity**

### **West 139th Street | Harlem, New York**

- ~7,000 SF Mixed-Use Building
- 5 Residential Units (Free Market)
- 2 Commercial Units (One at grade; second located in basement requiring Alt-1 to amend Certificate of Occupancy)
- Delivered Completely Vacant
- R7-2 Zoning with C1-4 Commercial Overlay
- Located Within Strivers' Row Historic District
- Immediate Reposition / Redevelopment Potential

### **Investment Highlights**

- Clean vacant delivery (no tenant litigation risk)
- Grandfathered existing bulk
- Boutique reposition opportunity in a supply-constrained micro-market
- Retail frontage with neighborhood-serving demand
- Flexible exit strategies (luxury rental, mixed-use hold, owner-user)

### **EXECUTIVE SUMMARY**

This confidential Offering Memorandum presents a rare opportunity to acquire a completely vacant, free-market mixed-use building located on West 139th Street within the historic Strivers' Row district of Harlem, New York.

The Property consists of approximately 7,000 square feet configured as five (5) residential units and two (2) commercial spaces. The second commercial space is presently located in the basement and would require an Alt-1 filing to amend the Certificate of Occupancy to legalize commercial use. All information is provided to the best of Seller's knowledge and is believed to be accurate; however, it is not guaranteed. Prospective purchasers are advised to independently verify all information, including but not limited to property condition, zoning, square footage, income potential, and regulatory compliance, through their own professionals and due diligence.

## **PROPERTY OVERVIEW**

Configuration: 5 Residential Units / 2 Commercial Units

Commercial Note: Second commercial unit located in basement; legalization anticipated via Alt-1 filing to amend Certificate of Occupancy

Building Dimensions: Approx. 20' x 73'

Lot Dimensions: Approx. 20' x 77.5'

Lot Area: Approx. 1,550 SF

Building Area: Approx. 7,000 SF

Zoning: R7-2 with C1-4 Overlay

Historic District: Strivers' Row Historic District

Delivery: Vacant

## **VACANCY AFFIDAVIT**

Owner: 200 West 139<sup>th</sup> St. LLC

All residential and commercial units are vacant and unoccupied.

No leases, tenancy agreements, or occupancy rights remain in effect.

No eviction proceedings or landlord-tenant actions are currently pending.