

Alpha Realty

Investment Sales

**132 W 130th St
New York, NY 10027**

HARLEM

**Landmark Approved
Development Site
Approved Plans for a Two-Family
Townhouse with 3,600 SF**

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PROPERTY OVERVIEW

132 W 130th St, New York, NY 10027

Between Malcolm X Blvd and Adam Clayton Powell Jr. Blvd
Development Site | Approved plans | 6,017 Buildable SF

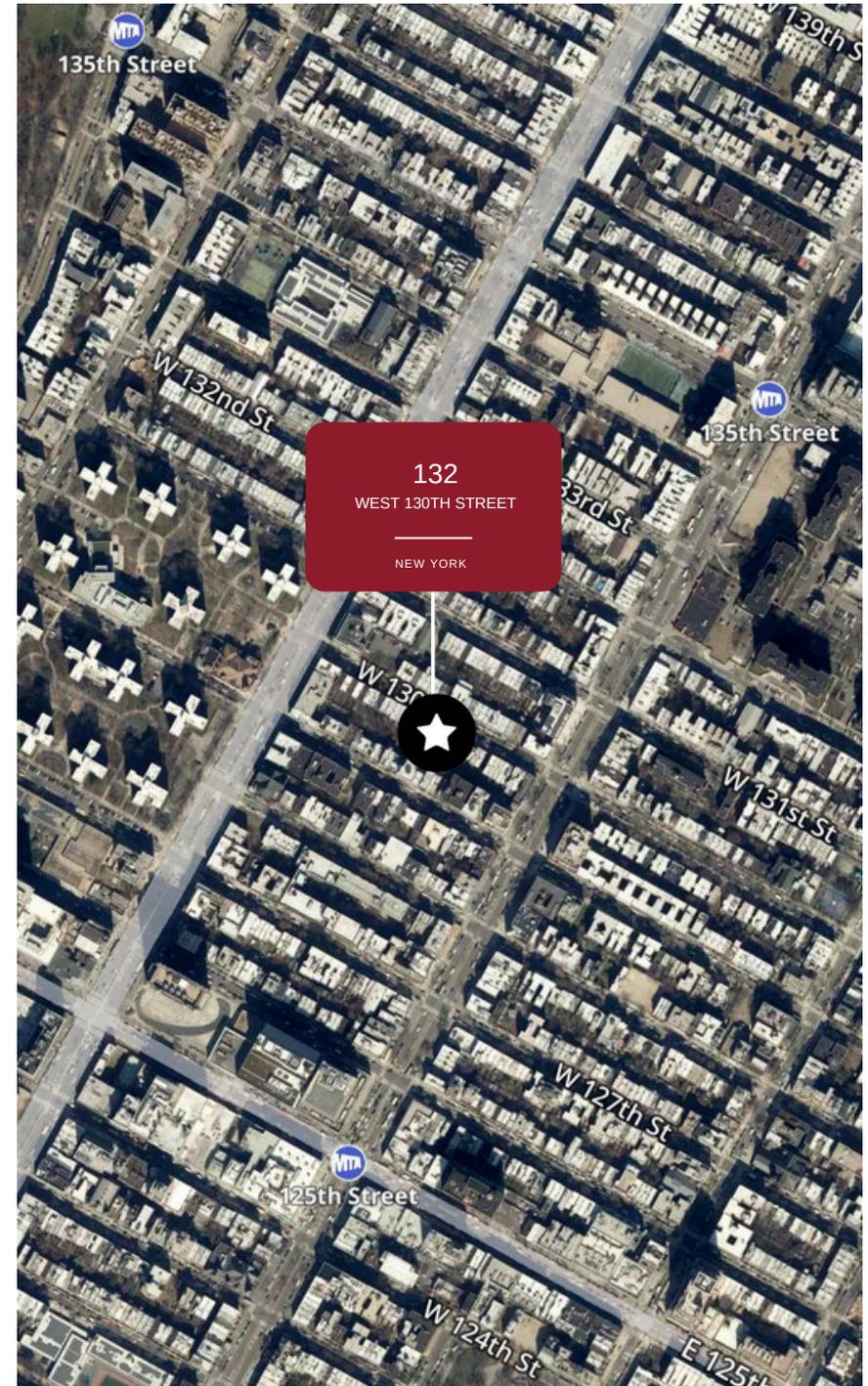
Neighborhood	Harlem
Block/Lot	01914/0146
Lot Size	17.5' X 99.92'
Buildable SF	6,017 SF
Zoning	R7-2
FAR (Facility)	6.5
Taxes (26/27)	\$2,450
HPD Violations	None

INVESTMENT HIGHLIGHTS

- **Landmark Site:** Rare development site with LPC-Approved plans already in place, significantly reducing carry costs and pre-development timelines
- **Maximized Buildable Footprint:** Boasts 6,017 buildable SF, offering nearly double the density of the currently approved 3,600 SF townhouse design

Financing Options Available

Our dedicated debt advisory team works directly with leading lenders to structure competitive financing for qualified buyers. Please contact us to discuss loan options tailored to this acquisition.

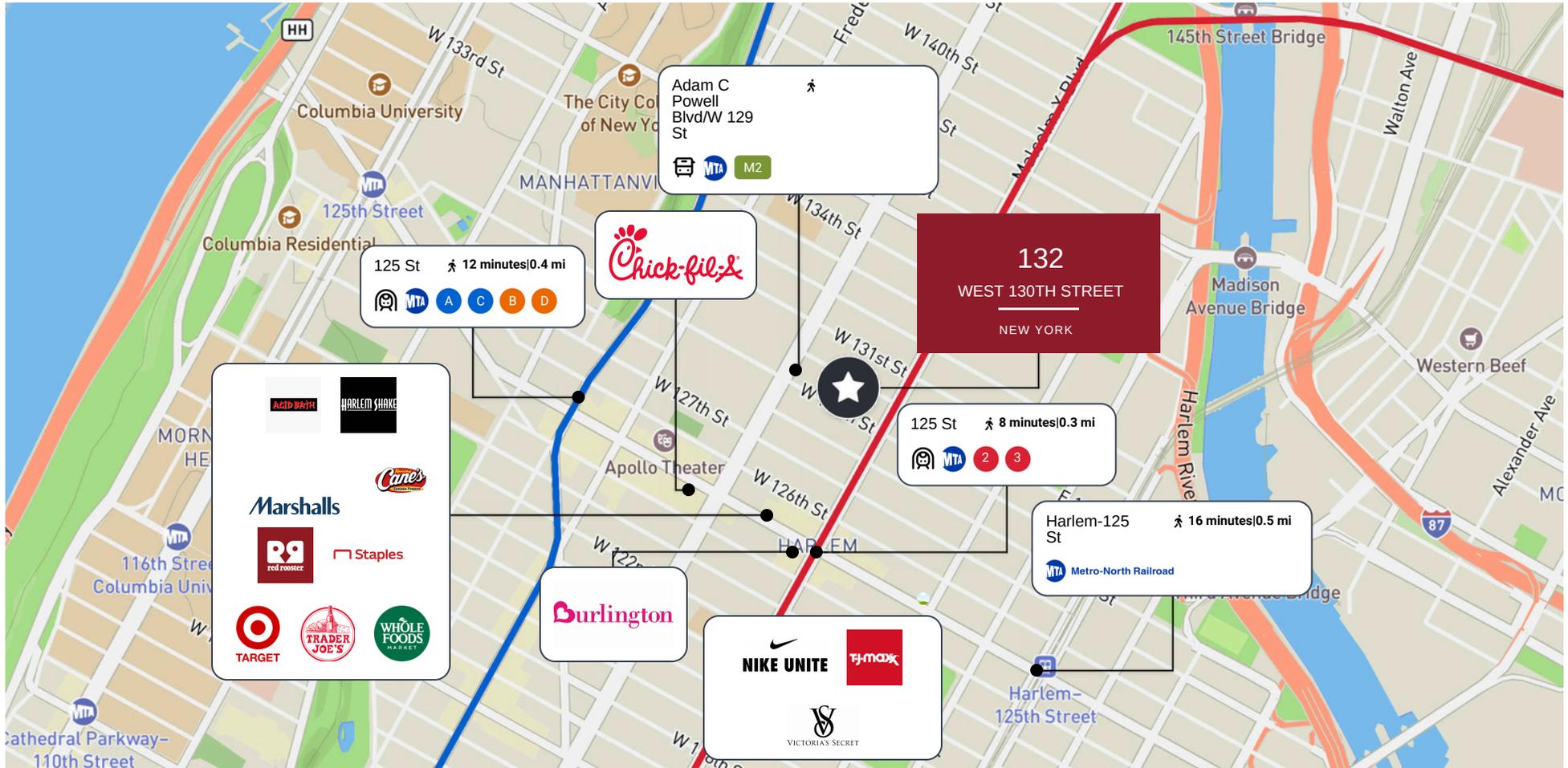


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AREA MAP

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Development Site | Approved plans | 6,017 Buildable SF



\$1,095,000
ASKING PRICE

\$181
\$/BSF

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