



**SALES \* LEASING \* APPRAISALS**  
**THE DYNAMIC DUO \* TOP 1% in USA**  
**Over 2,400 Transactions Closed**  
**Victor Weinberger #1 Nick Psomopoulos**

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 <= VWremax@gmail.com Npsomopoulos@yahoo.com =>

**917-806-7040 (cell) 917-882-3230**



**ATTENTION DEVELOPERS/INVESTORS: PRIME EAST HARLEM SITE FOR SALE**  
**2019 Lexington Ave, NYC, NY 10035 (Block: 1771 LOT: 20) (btw: 122<sup>nd</sup> & 123<sup>rd</sup> St)**

**\$699,000 (\$139 per SF buildable)**



**Description:** Excellent East Harlem site situated on the East Side between 122nd St and 123rd St. Only 200 feet from the 125th Street/Lexington Ave 4,5, and 6 train

**Lot size:** 14.42 x 60. **Zoning:** R7D, C2-5.

**As per architect,** a mixed used 5,000 Sq.Ft. 2 family, with two separate duplex apartments with a multi level commercial (including bsmt) can be erected on this site.

It is also located in a special district (EHC - East Harlem corridors) with an additional designation of a MIH (mandatory inclusionary housing) area.

#### Site Specifications

- **Zoning:** R7D, C2-5 (Residential with Commercial Overlay). Allows for mixed-use buildings with ground-floor retail.
- **Lot Dimensions:** 14 ft x 60 ft (Approx. 840 sq ft lot area).
- **Development Potential:** Architects estimate a buildable area of approx. 5,000 sq ft, suitable for a structure up to 85 feet in height.



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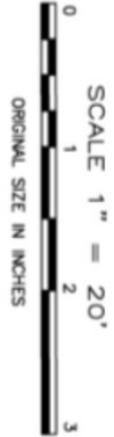
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**SCHEMATICS OF THE PROPOSED BUILDING**



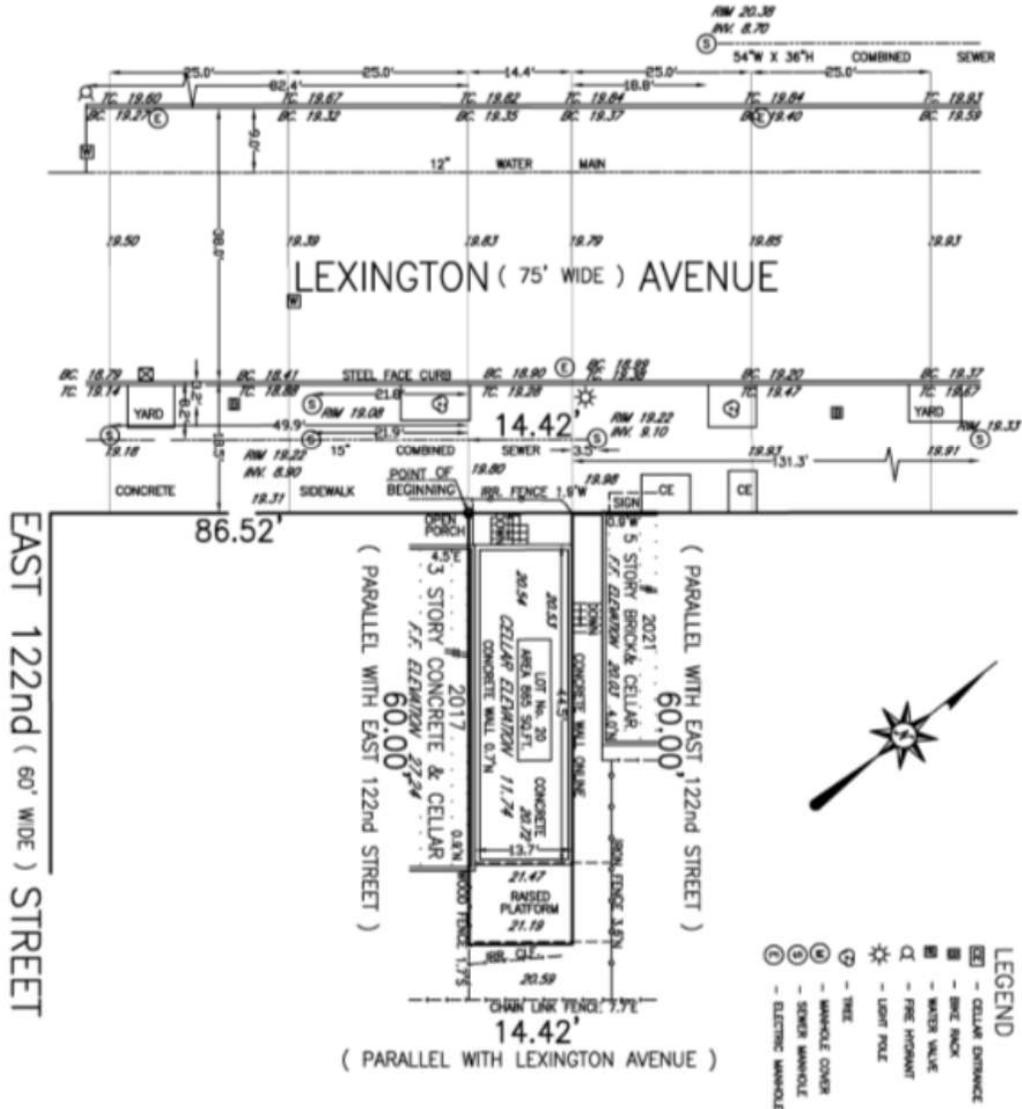
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3. THIS MAP WAS MADE AT A SCALE OF 1" = 20' WHEN ORIGINALLY DRAWN
4. ALL ELEVATIONS ARE REFERENCED TO THE NAVD83 DATUM.
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THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



CERTIFIED TO:  
NEW YORK CITY BUILDINGS DEPARTMENT

DATE SURVEYED: JUNE 19, 2025

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ARCHITECTURAL SURVEY

TAX MAP  
SECTION  
BLOCK 1771  
LOT 20

BOROUGH OF MANHATTAN  
COUNTY OF NEW YORK  
STATE OF NEW YORK

STEPHEN N. GATHURA, P.L.S.  
NEW YORK LICENSE 050810

# OVERVIEW

**Address** 2019 Lexington Ave, NYC, NY  
 Zip code 10035  
 Neighborhood East Harlem  
 Borough Manhattan  
 Block & lot 01771-0020

**Building**  
 Building class Other Miscellaneous (Z9)



**Floor Area Ratio (FAR)**  
 Residential FAR 4.66  
 Facility FAR 4.66  
 Max buildable area 4,031 sqft  
 Buildable area 4,031 sqft

**Property Taxes**  
 Tax class 4  
 Property tax \$10,007  
 Property tax tentative \$10,309

**Lot**  
 Lot sqft 865  
 Lot dimensions 14.42 ft x 60 ft  
 Corner lot No  
 Lot shape Regular

**Zoning**  
 Zoning districts R7D, C2-5  
 Special district East Harlem Corridors District (EHC)  
 Zoning map 6b  
 Opportunity zone Yes

