

OFFERING MEMORANDUM

Prime Development Site

1941–1943 Madison Avenue, New York, NY

Executive Summary

This Offering Memorandum presents a rare opportunity to acquire a prime development site in Harlem, Manhattan. Located at 1941–1943 Madison Avenue, the property offers significant scale with approximately 135,335 buildable square feet and an allowable FAR of 6.02.

The site is ideally suited for a large-scale residential development, including rental apartments, condominiums, or a mixed-use project (subject to approvals). Positioned in one of Manhattan’s fastest-growing neighborhoods, the asset benefits from strong demand fundamentals, improving infrastructure, and continued residential and retail expansion.

Investment Highlights

- **Large-Scale Development Opportunity:** ±135,335 buildable square feet
 - **FAR 6.02:** Significant density for residential development
 - **Prime Harlem Location:** Strong demand and ongoing neighborhood transformation
 - **Flexible Development Potential:** Suitable for rental, condo, or mixed-use (subject to approvals)
 - **Excellent Connectivity:** Close proximity to major subway lines and transportation hubs
 - **High Growth Submarket:** Surrounded by new developments and revitalization projects
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Property Overview

- **Address:** 1941–1943 Madison Avenue, New York, NY 10035
- **Property Type:** Development Site

- **Zoning:** C4-4D / R8A equiv.
 - **Allowable FAR:** 6.02
 - **Buildable SF (Residential):** ±135,335 SF
 - **Block / Lot:** 01749-0050
 - **Lot Size:** 7,806 SF
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Development Potential

The property offers substantial development potential for a high-density residential project. With over 135,000 buildable square feet, developers can deliver a significant asset in a supply-constrained market.

Potential uses include: - Multifamily rental building - Condominium development - Mixed-use project with ground-floor retail

All development plans are subject to zoning regulations, architectural planning, and city approvals.

Location Overview

Situated in Harlem, the property is surrounded by a vibrant mix of residential, retail, and cultural destinations. The neighborhood has experienced strong growth driven by new developments, increasing demand, and continued investment in infrastructure.

The property benefits from: - Proximity to major transportation options - Access to retail corridors and dining - Nearby parks and cultural institutions - Strong residential demand and population growth

Transportation

The site offers convenient access to multiple subway lines and bus routes, providing easy connectivity throughout Manhattan and the outer boroughs.

Market Overview

Harlem continues to evolve as one of Manhattan's most attractive residential submarkets. The area has seen consistent investment, new construction, and rising property values. Demand for both rental and condominium units remains strong, supported by accessibility, neighborhood amenities, and relative value compared to other Manhattan locations.

Offering Guidelines

- **Asking Price:** \$25,000,000
 - **Property Delivered:** As-is
 - **Due Diligence:** Buyer to verify all information, including zoning, buildable square footage, and development potential
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Disclaimer

All information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to its accuracy. Prospective buyers are advised to conduct their own independent investigations and due diligence.



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