

31 WEST 138TH STREET

New York, NY 10037



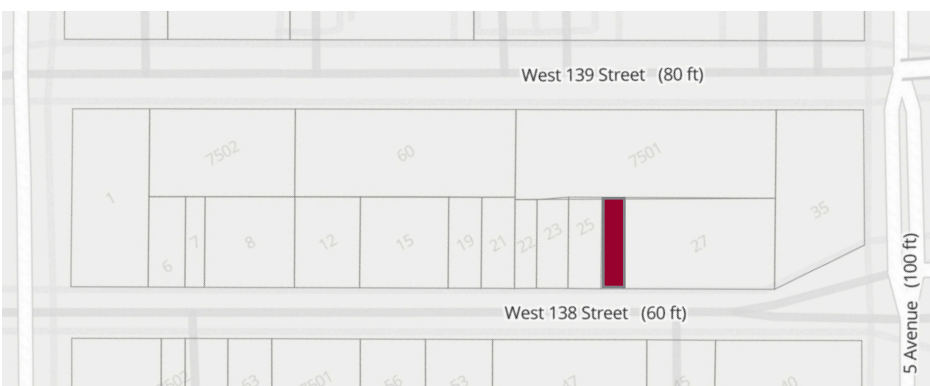
Location	North side of West 138th Street between 5th Avenue and Malcolm X Boulevard
Block / Lot(s)	1736 / 26
Lot Dimensions	25.00' x 99.92' = ~2,498'
Stories	2 Floors
Gross Square Footage	4,696 SF Approx.
Year Building Built	1920
Building Classification	K2
# of Units	1 Commercial
Zoning	R7-2
FAR (Residential)	3.44
FAR (Residential - UAP)	5.01
FAR (Facility)	6.50
Lot Size	2,498 SF Approx.
Total Buildable SF (Residential)	8,593 SF Approx.
Total Buildable SF (Residential - UAP)	12,515 SF Approx.
Total Buildable SF (Facility)	16,237
Assessment (25/26)	\$237,060 Tax Class 4
Tax Rate	10.762%
Taxes (25/26)	\$25,512

ASKING PRICE: \$2,350,000

Property Description: Lee & Associates NYC is pleased to present exclusively for sale 31 West 138th Street, New York, NY 10037 (the "Property"). Currently a vacant two story industrial/storage property in the heart of Central Harlem, the Property represents the opportunity to acquire an asset with immediate potential for an owner-user or developer. Situated on a 2,348 square foot lot within an R7-2 zoning district, the property offers flexibility for continued industrial/storage uses while also presenting long-term redevelopment potential in one of Upper Manhattan's steadily evolving residential corridors.

Located just off Fifth Avenue and near the 2/3 and B/C subway lines, 31 West 138th Street combines near-term functionality with future development upside in a growing Manhattan neighborhood where opportunities for flexible industrial space and redevelopment sites have become increasingly limited.

[CLICK HERE FOR ADDITIONAL PHOTOS](#)



**FOR MORE INFORMATION,
PLEASE CONTACT:**

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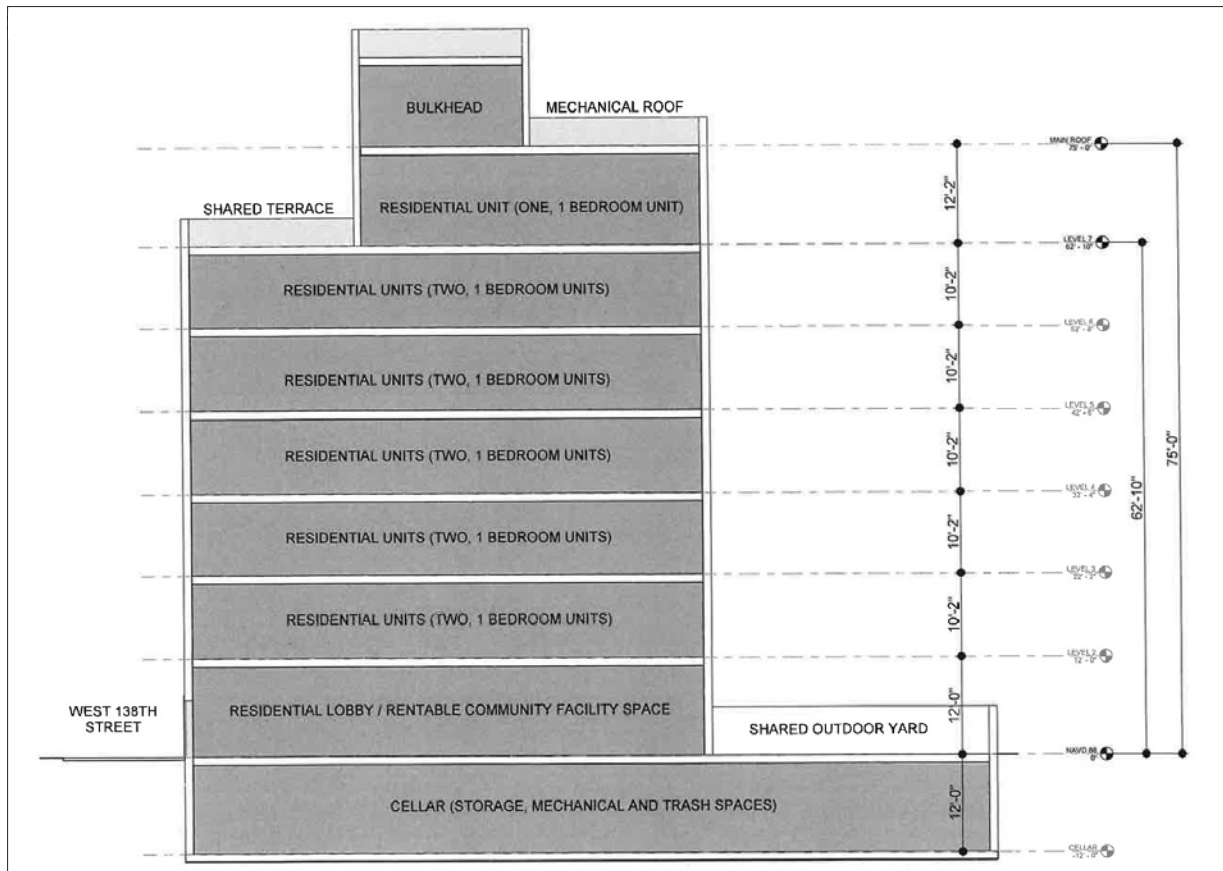
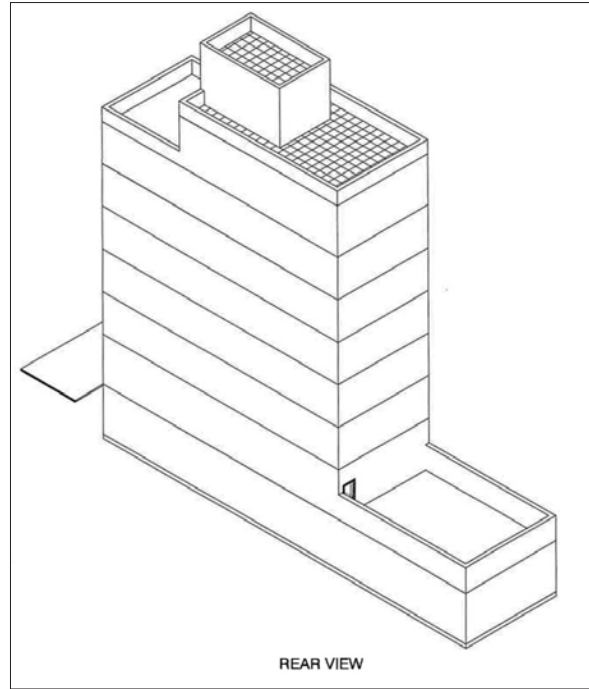
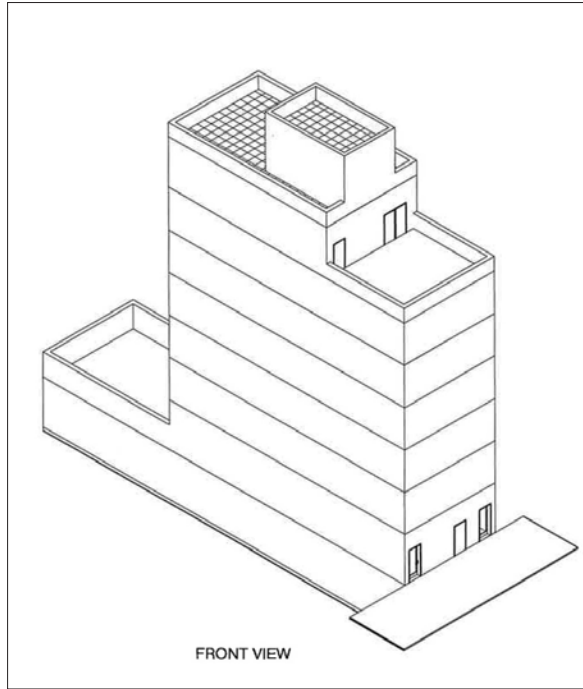
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MASSING STUDY

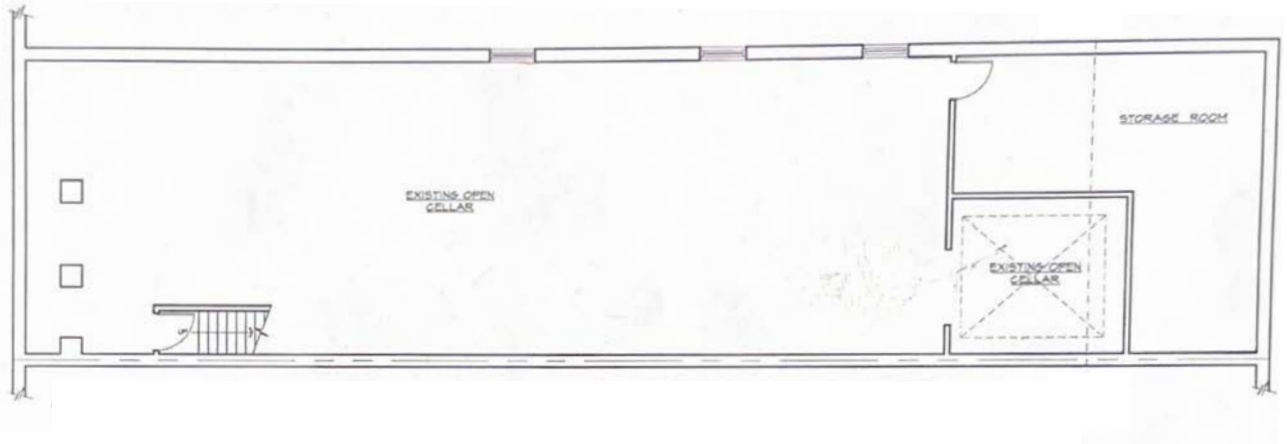


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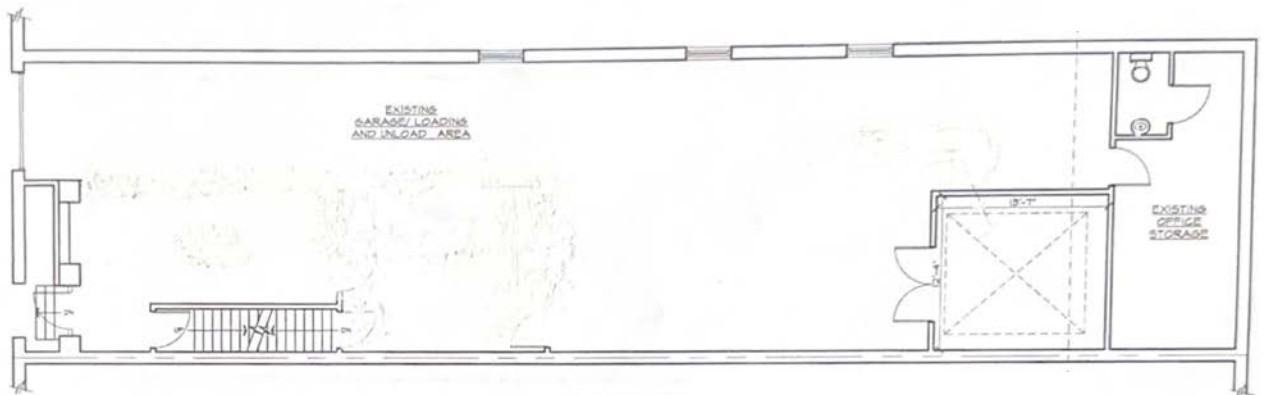
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EXISTING FLOOR PLANS

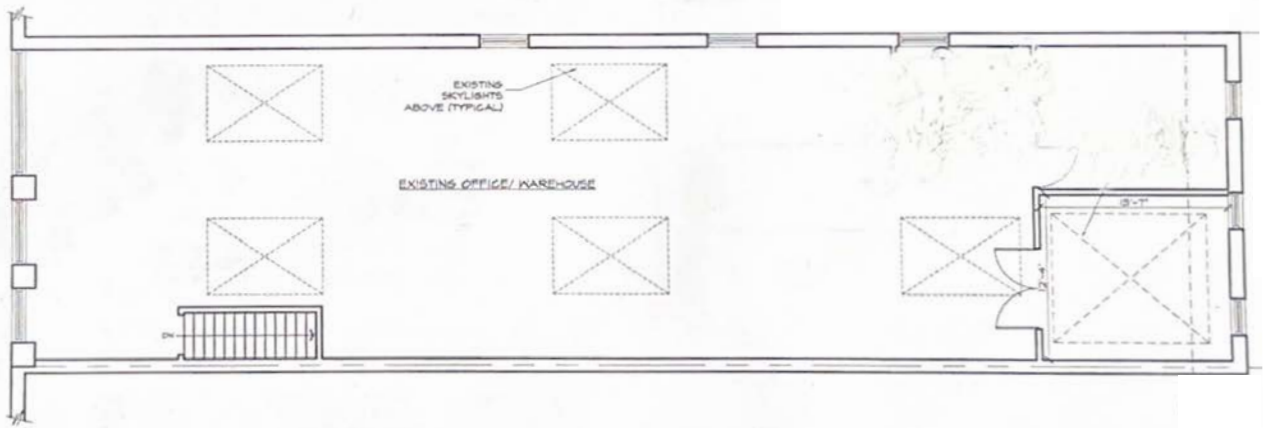
CELLAR FLOOR



GROUND FLOOR



SECOND FLOOR

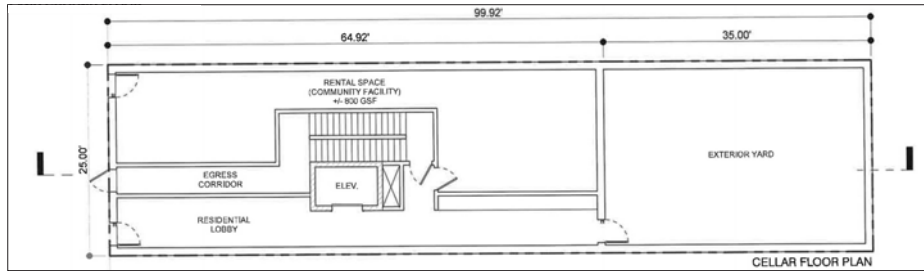


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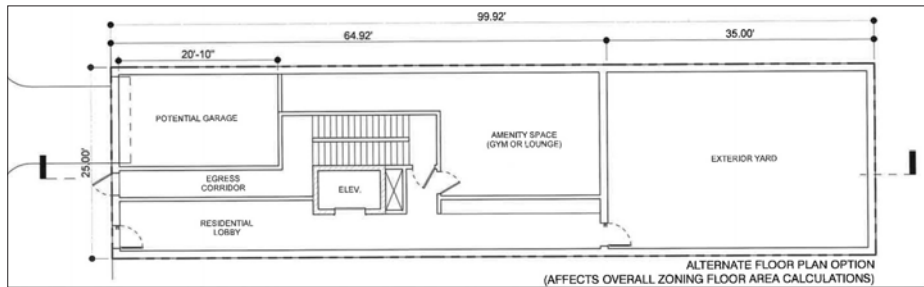
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PROPOSED FLOOR PLANS

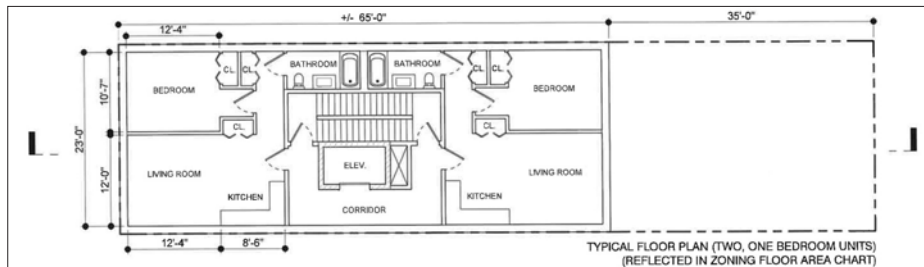
CELLAR FLOOR



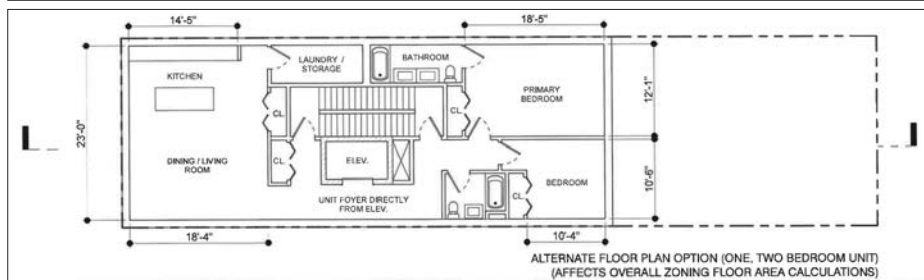
GROUND FLOOR



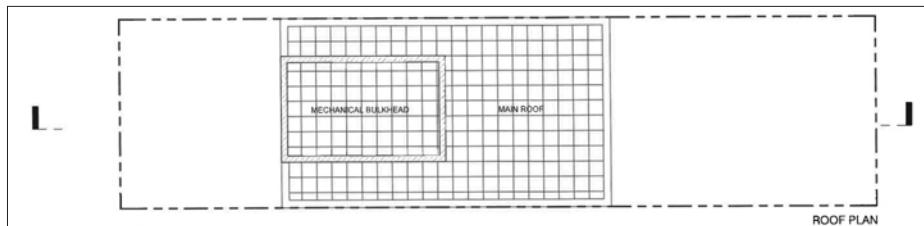
TYPICAL PLAN OPTIONS



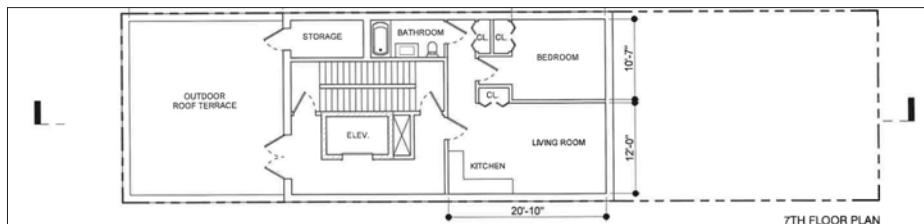
TYPICAL PLAN OPTIONS



7TH FLOOR



ROOF



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PROPOSED FLOOR AREA CHART

Floor No.	Floor Height (ft)	GROSS FLOOR AREAS (SF)				ZONING DEDUCTIONS (SF)							ZONING FLOOR AREAS (SF)			
		Gross Floor Area	Resi	Comm Facility	Utilities F-2	Res Mech + Zone Green (5%)	Below Grade	Res QH Corridor (100%)	QH Stair & Refuse Rail	Res QH Amenity (3.3%)	Comm Facility	Utilities (100%)	Resi	Comm Facility	Utilities	Total Mixed Use Zoning Floor Area (SF)
Cellar	12	2,400	-	-	2,400	-	-	-	-	-	-	2,400	-	-	-	-
1	12	1,623	820	803	-	41	-	475	-	-	-	-	304	803.00	-	1,107
2	10	1,623	1,623	-	-	81	-	88	-	-	-	-	1,454	-	-	1,454
3	10	1,623	1,623	-	-	81	-	88	-	-	-	-	1,454	-	-	1,454
4	10	1,623	1,623	-	-	81	-	88	-	-	-	-	1,454	-	-	1,454
5	10	1,623	1,623	-	-	81	-	88	-	-	-	-	1,454	-	-	1,454
6	10	1,623	1,623	-	-	81	-	88	-	-	-	-	1,454	-	-	1,454
7	12	1,090	1,090	-	-	55	-	175	-	-	-	-	860	-	-	860
Main Roof	10	280	-	-	280	-	-	-	-	-	-	280	-	-	-	-
Mech	10	660	-	-	660	-	-	-	-	-	-	660	-	-	-	-
EMR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTALS	95.02	14,168	10,025	803	3,340	501		1,088				3,340	8,436	803		9,237



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