

3835-3843 10TH AVENUE, NEW YORK, NY 10034

EXCLUSIVE OFFERING MEMORANDUM

143,885 Buildable SF MIH Development Opportunity | 200' of Frontage



IPRG

3835-3843 10TH AVENUE, NEW YORK, NY 10034



SF MIH DEVELOPMENT OPPORTUNITY |

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143,885 BUILDABLE SF MIH DEVELOPMENT OPPORTUNITY | 200' OF FRONTAGE **FOR SALE**

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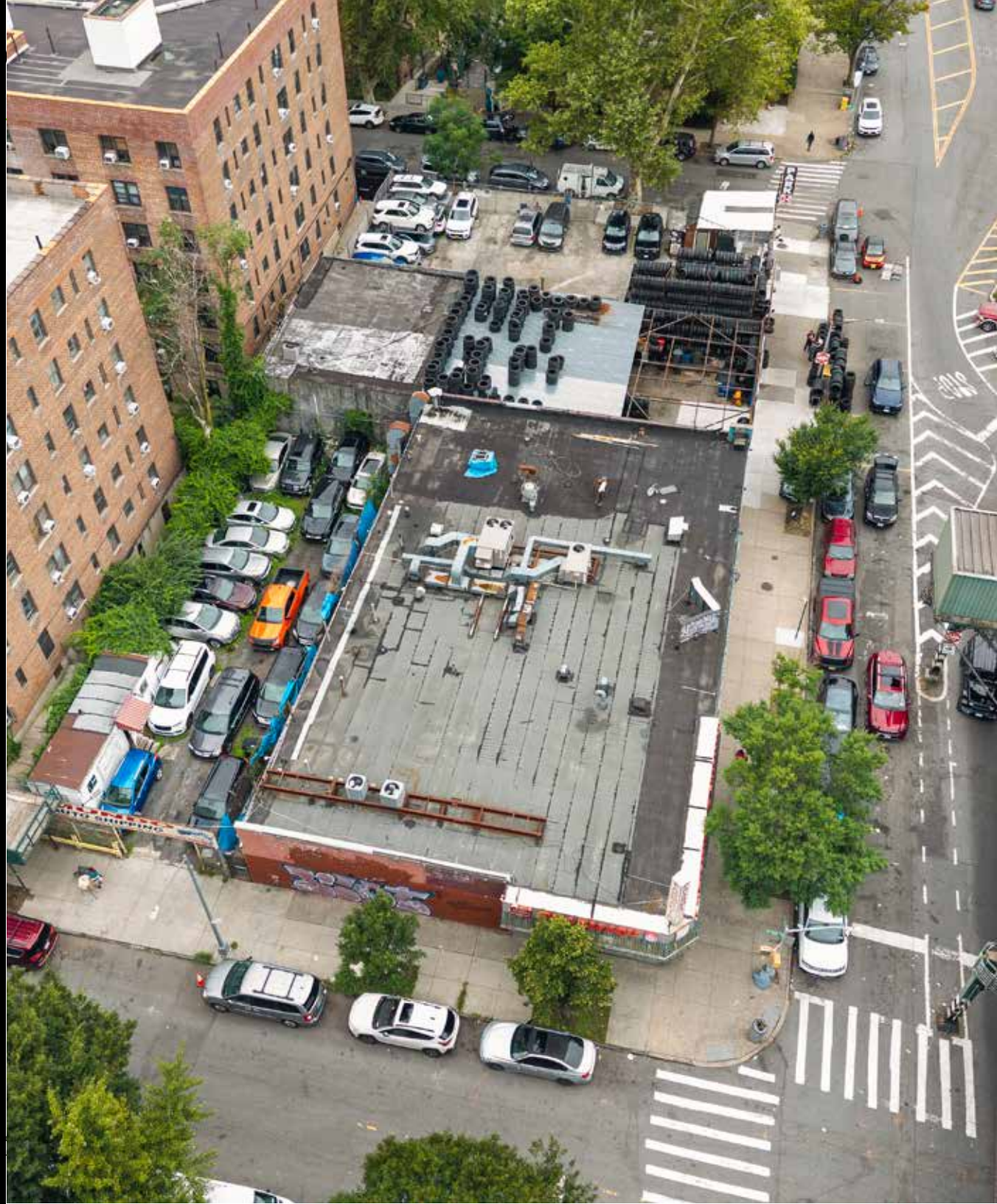
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INVESTMENT PRICING

3835-3843 10TH AVENUE





OFFERING PRICE

\$21,000,000

INVESTMENT HIGHLIGHTS

200' x 100'
Lot Dimensions

143,885
Total Buildable SF (MIH)

\$146
Price/Buildable SF

UNIT	TYPE	CURRENT	LEASE EXP.	DEMOLITION CLAUSE
Clinica Medical Metropolitana P.C.	Medical Office	\$15,396	9/30/2030	180 Days
Saint Teresa’s Pharmacy, Inc.	Pharmacy	\$10,427	2/28/2033	180 Days
Bani Auto Repair	Auto Repair	\$9,400	8/31/2028	180 Days
24 Hour Park Corp.	Parking Lot & Car Wash	\$9,000	12/31/2030	180 Days
Flat Fix, Inc.	Tire Shop / Auto Services	\$3,400	7/31/2028	180 Days
Carromundo Corp.	Parking / Vehicle Sales	\$3,600	M-M	-
Vacant		\$9,000		
	MONTHLY:	\$60,223		
	ANNUALLY:	\$722,672		

**All current commercial leases contain landlord demolition clauses with enhanced holdover rent provisions designed to encourage timely vacatur upon redevelopment*

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PROPERTY INFORMATION

3835-3843 10TH AVENUE



Investment Property Realty Group (IPRG) has been retained on an exclusive basis to arrange the sale of 3835-3843 Tenth Avenue, one of Northern Manhattan’s premier mixed-use development opportunities.

The offering consists of two contiguous development sites, each measuring approximately 99.92’ × 100’, with a combined 200 feet of frontage along Tenth Avenue. Located within a C2-4 / R8A zoning district, in a Mandatory Inclusionary Housing (MIH) area, each lot supports approximately 71,942 buildable square feet, allowing for a combined development potential of approximately 143,885 buildable square feet.

The properties may be acquired individually or together, providing developers with the flexibility to execute a phased development or a single large-scale mixed-use project.

The properties are currently improved with income-producing commercial tenants generating stable cash flow. The existing leases contain landlord demolition clauses, providing future owners with significant redevelopment flexibility while preserving in-place income.

Located one block from the 207th Street 1 subway station, the Property benefits from exceptional transit accessibility, is located within a Qualified Opportunity Zone, and is positioned within one of Northern Manhattan’s most active redevelopment corridors. Since the Inwood rezoning, approximately 2,100 residential units have been completed, are under construction, or have been proposed, underscoring the neighborhood’s continued transformation and reinforcing long-term demand for new residential and mixed-use development.

BUILDING INFORMATION: 3835 10TH AVENUE

BLOCK & LOT:	2202-1
NEIGHBORHOOD:	Inwood
BUILDING DIMENSIONS:	45' x 75'
BUILDING SF:	3,000
LOT DIMENSIONS:	99.92' x 100'
LOT SF:	9,992
ZONING:	C2-4 / R8A
FAR:	7.2
BUILDABLE SF (MIH):	71,942
TAXES (26/27):	\$27,200

BUILDING INFORMATION: 3843 10TH AVENUE

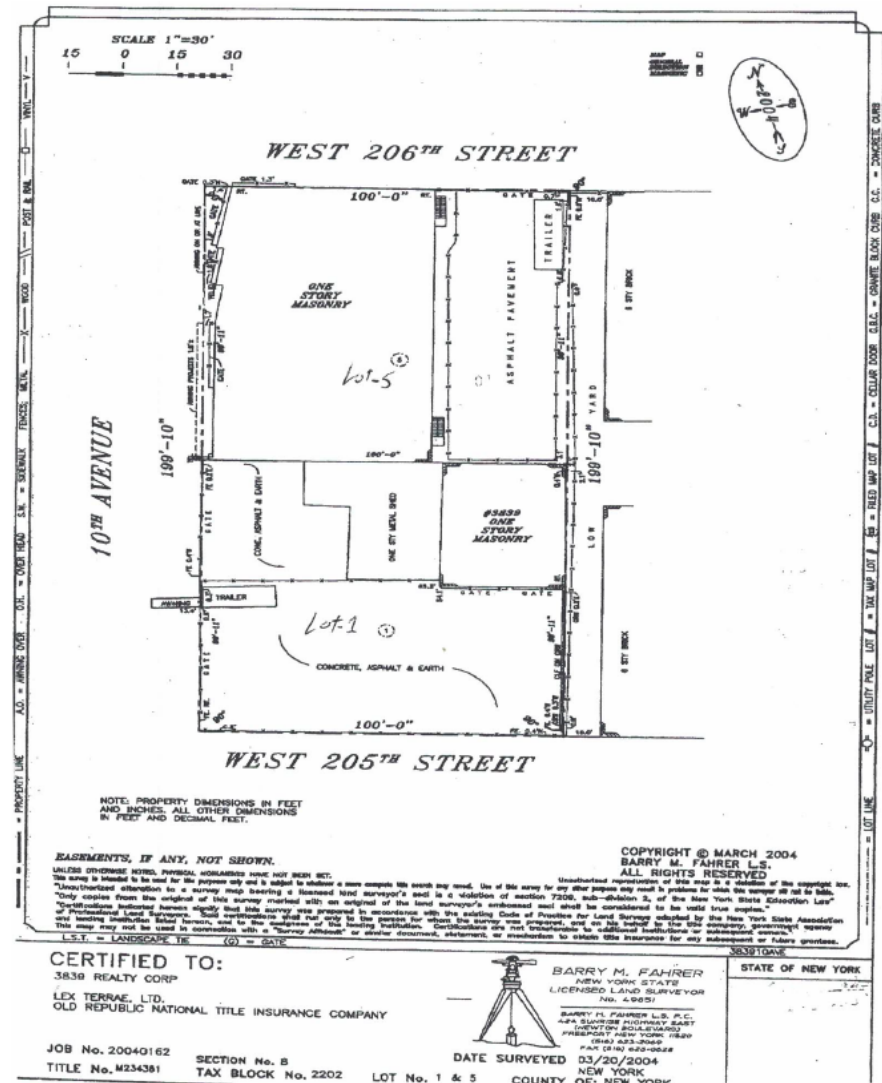
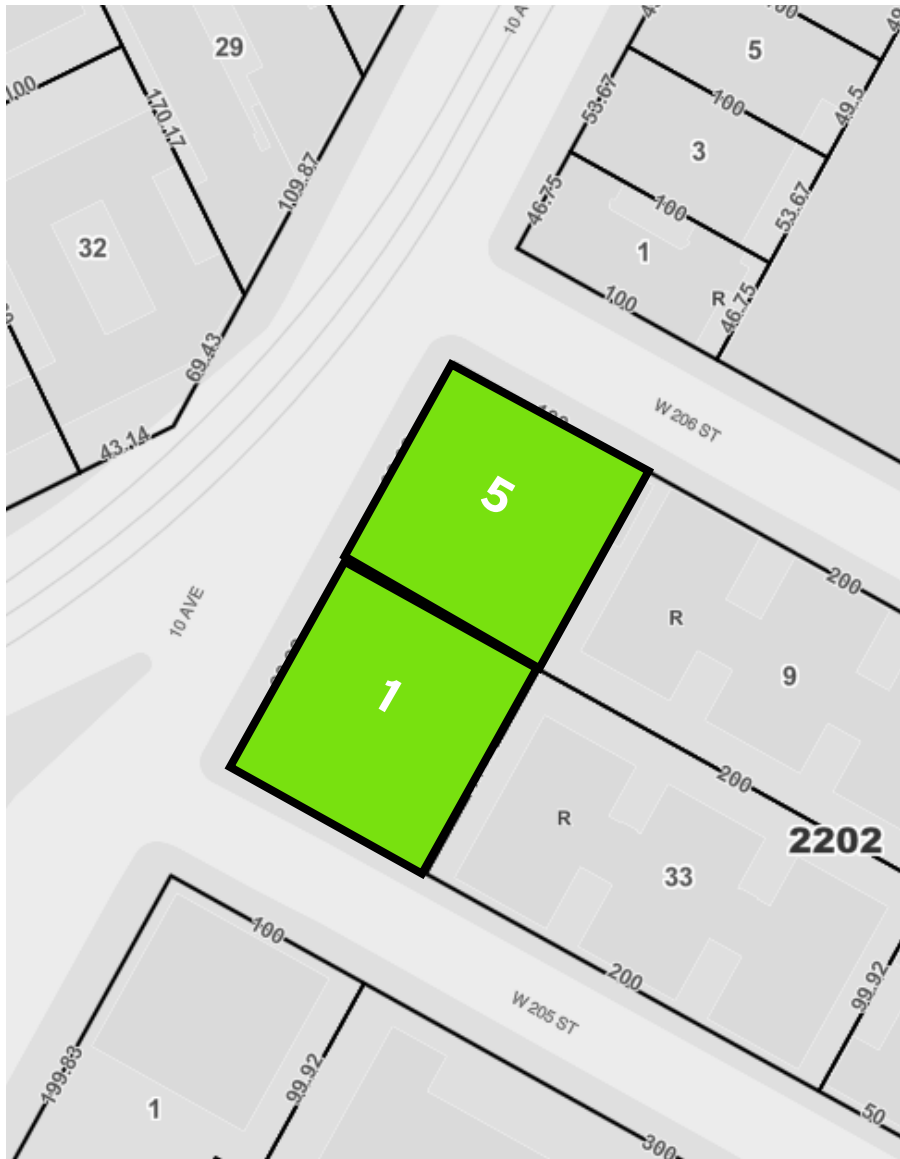
BLOCK & LOT:	2202-5
NEIGHBORHOOD:	Inwood
BUILDING DIMENSIONS:	99.90' x 60'
BUILDING SF:	7,500
LOT DIMENSIONS:	99.92' x 100'
LOT SF:	9,992
ZONING:	C2-4 / R8A
FAR:	7.2
BUILDABLE SF (MIH):	71,942
TAXES (26/27):	\$75,714

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TAX MAP & SURVEY



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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS





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