

BESSEN
PARTNERS

HARLEM

**262 Lenox Avenue
New York, NY 10027**



**4-STORY VACANT MIXED USE BUILDING | 4,624± SF
CHAPEL | TWO SPACIOUS FULL FLOOR RESIDENTIAL UNITS**



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PROPERTY DESCRIPTION

Besen Partners, as exclusive agent for Ownership, is pleased to offer for sale **262 Lenox Avenue, New York, NY 10027**. Built circa 1915, is comprised of a 4-story 4,624± SF vacant building built on a 1,500± SF lot. This property offers a wealth of potential, featuring a two-story commercial space along with two spacious two-bedroom units. The property is currently zoned R7-2 with a 3.44 F.A.R for residential and 6.5 F.A.R. for facility use. The Property is located in the Mount Morris Park Historic District on the east side of Lenox Avenue between West 123rd Street and West 124th Street, just 2 short blocks to the 125th Street [2,3] subway station.

ASKING PRICE: \$2,395,000



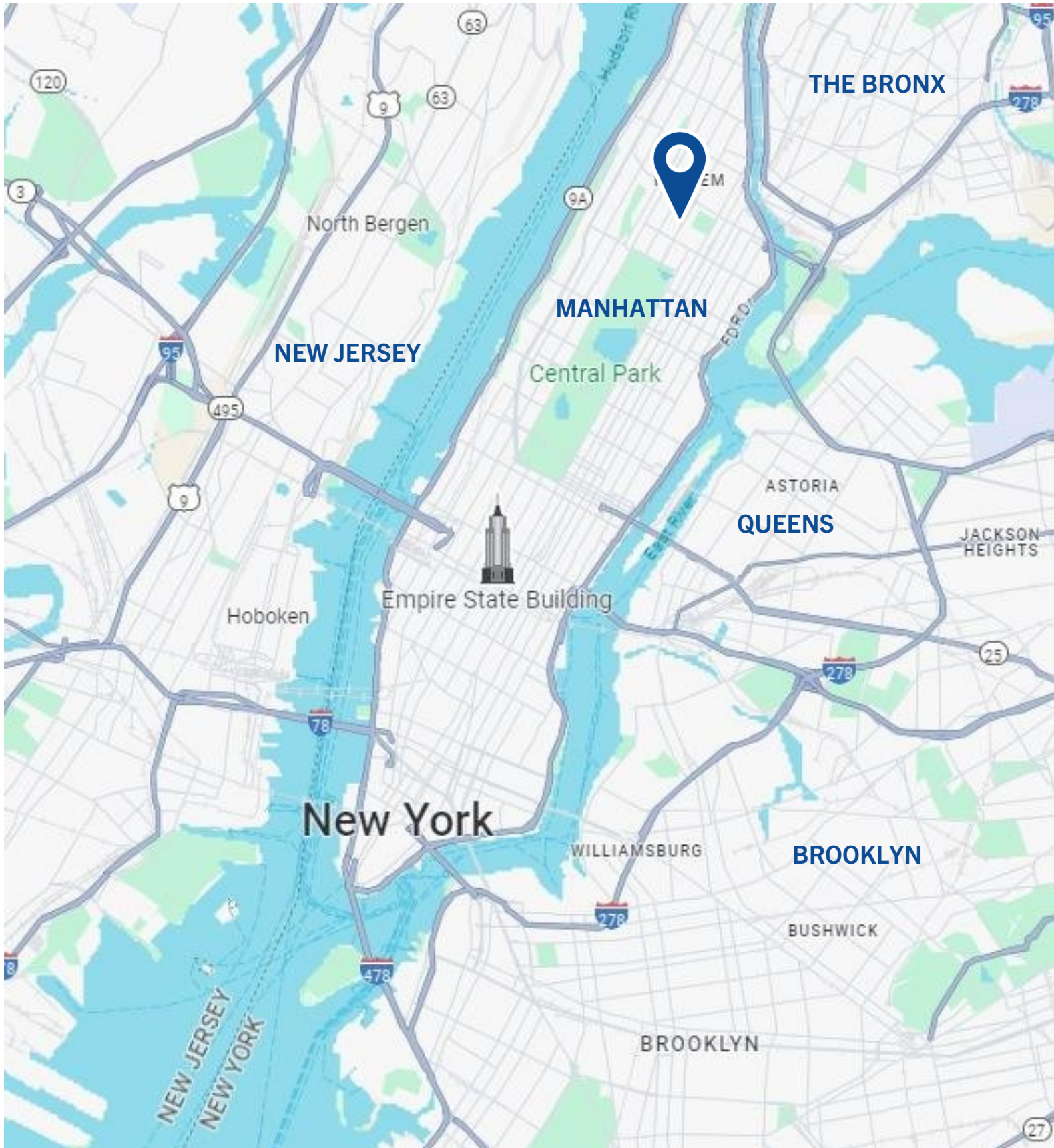
PROPERTY SPECIFICATIONS

Neighborhood:	Harlem
Block/Lot:	1721 / 36
Zoning:	R7-2
Building Size:	4,624± SF
Lot Size:	20' x 75'
Lot Area:	1,500± SF
Tax Class:	4
Year Built / Altered:	1915
Stories:	4-story walkup
Historic District:	Mount Morris Park
F.A.R. / As Built:	3.44 / Built: 3.08
Assessment / Taxes: (2026/2027)	\$112,050 / \$12,155

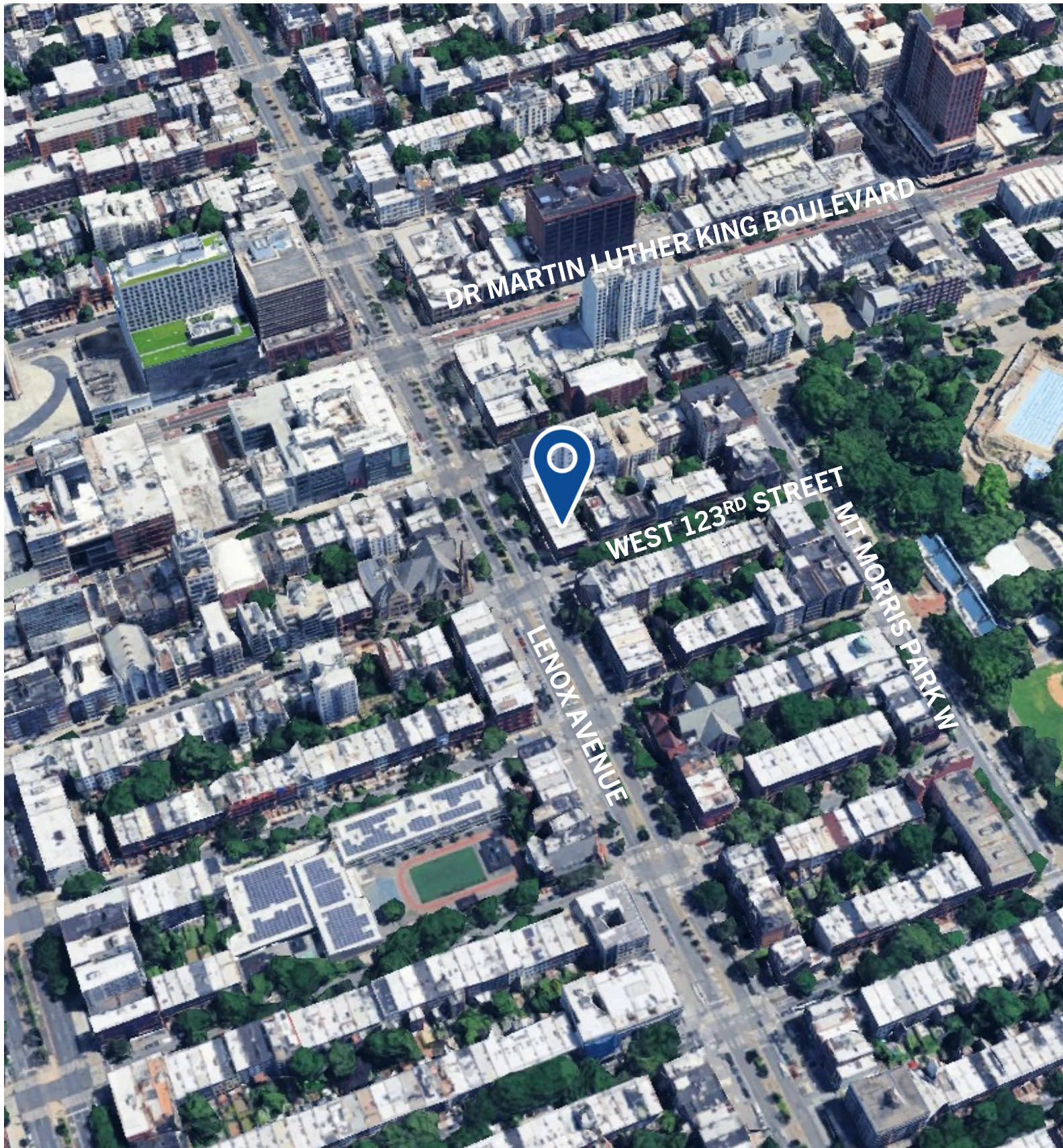
INVESTMENT HIGHLIGHTS

An ideal investment opportunity, the building is located on the iconic Lenox Avenue of Harlem. Harlem, a historic neighborhood, rose to prominence during the Harlem Renaissance in the early 20th century, becoming the heart of African American music, dance, literature, art, activism, and scholarship. Today, Harlem continues to thrive with its vibrant mix of dining, entertainment, and shopping. Enjoy meals at famous spots like Red Rooster, Corner Social, or Sylvia's, followed by a performance at The Apollo or a movie at the AMC theater. Explore retail options along 125th Street and Lenox Avenue, including Whole Foods, H&M, DSW, and more. Just three blocks away, Marcus Garvey Park offers expansive outdoor space, playgrounds, a pool, and an amphitheater. With easy access to multiple subway lines (2/3, 4/5/6, A/C, B/D), Metro North trains, bus routes, and CitiBikes, transportation in this central location is a breeze.

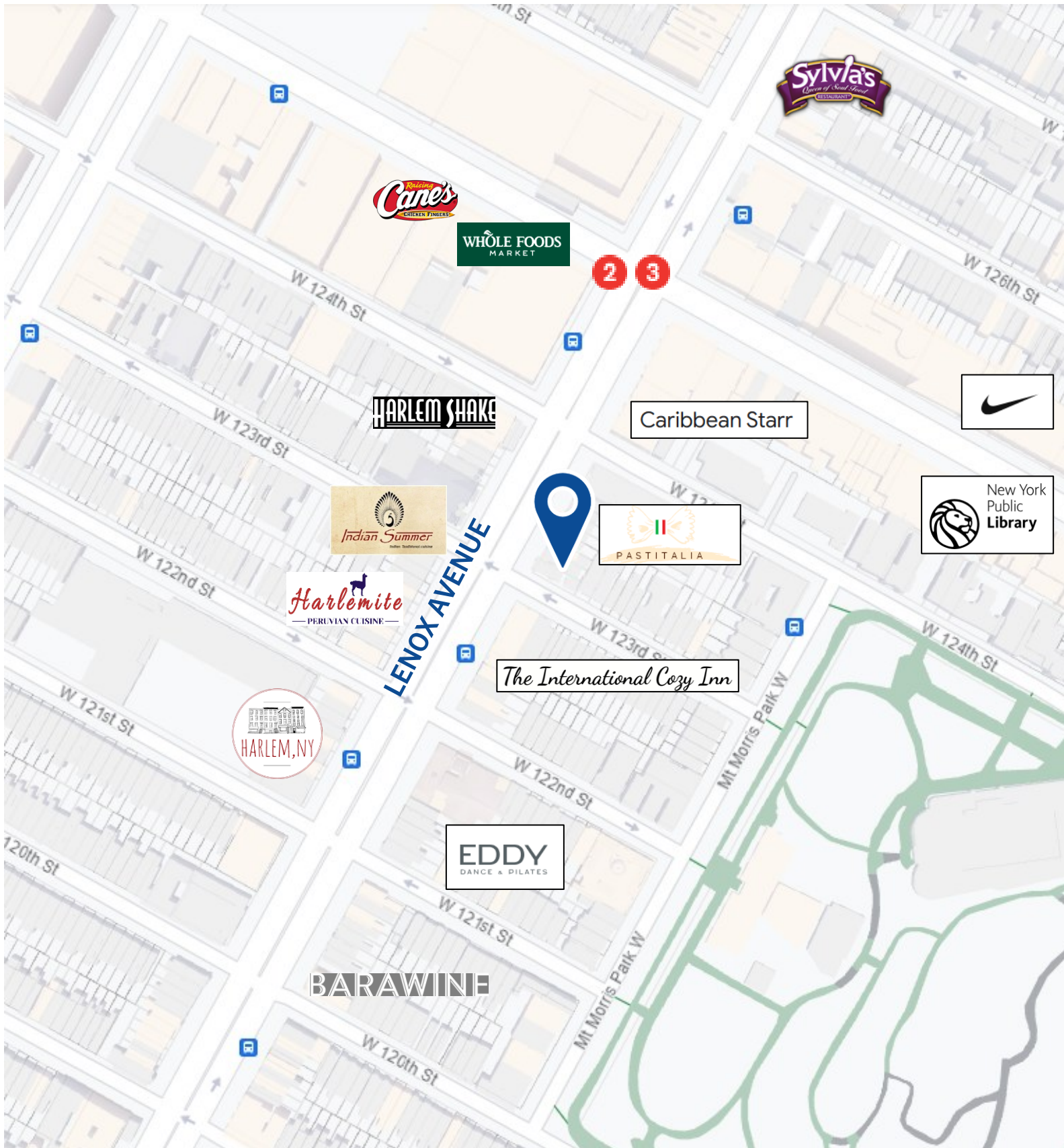
LOCATION MAP



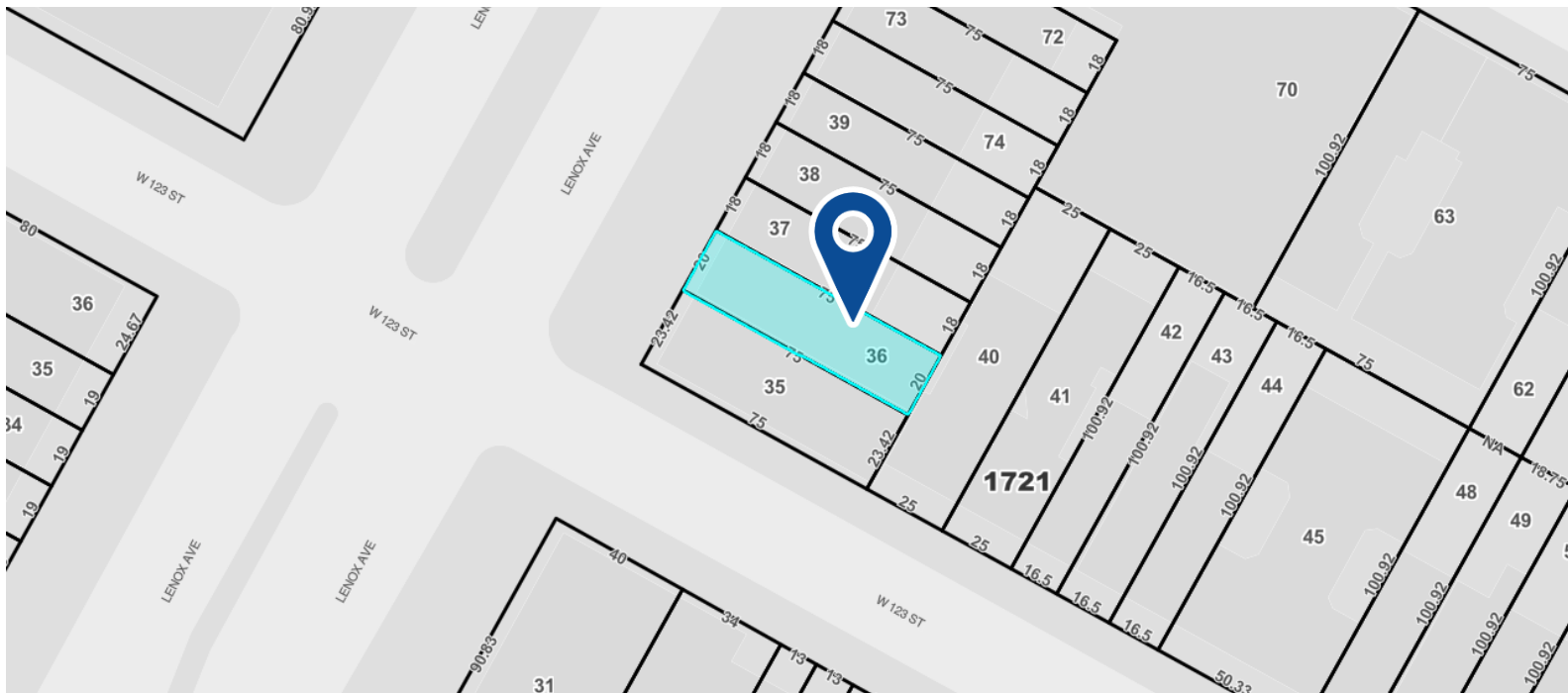
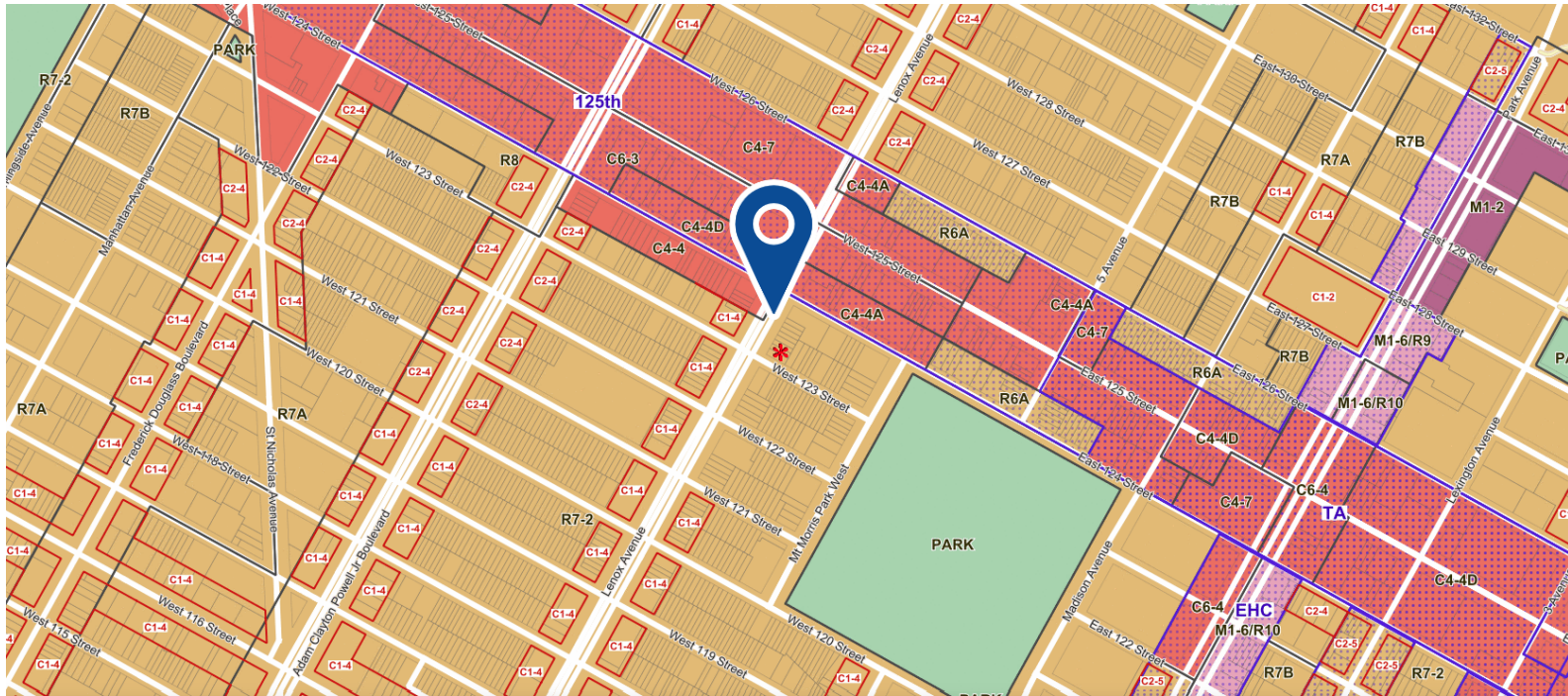
AERIAL MAP



LOCATION MAP



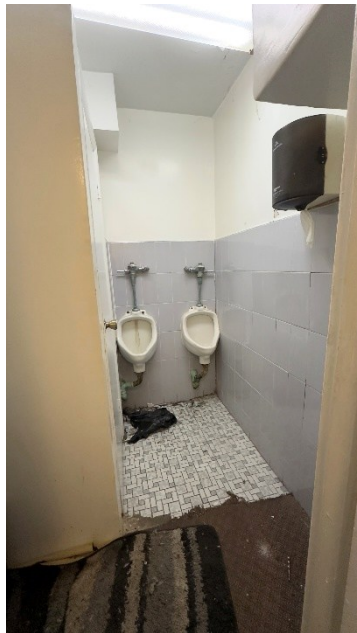
ZONING & TAX MAP



INTERIOR PHOTOS - CHAPEL



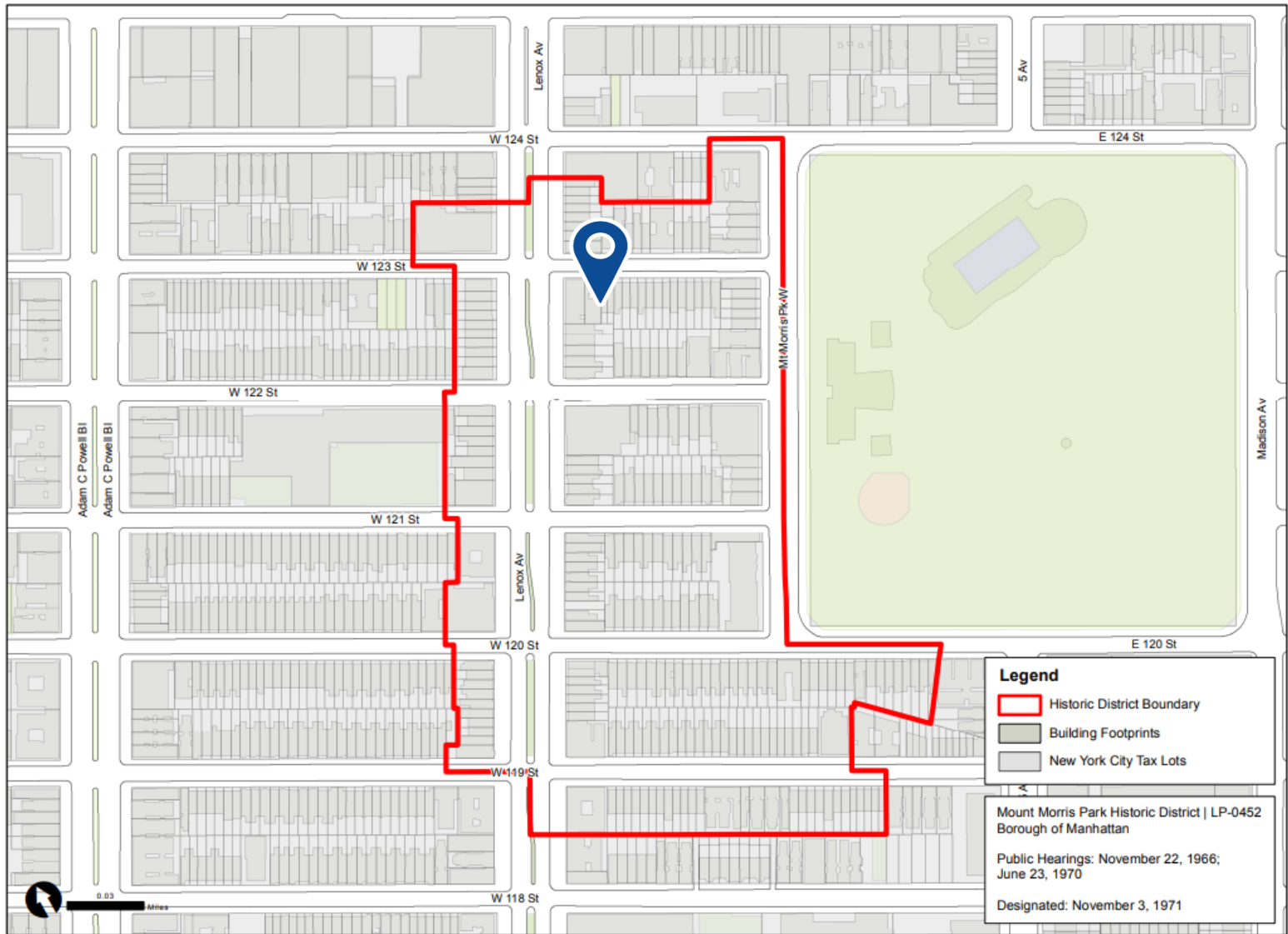
INTERIOR PHOTOS - FIRST FLOOR



NEIGHBORHOOD PHOTOS



MOUNT MORRIS PARK HISTORIC DISTRICT



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019

Mount Morris Park Historic District is a 16-block historic district in west central Harlem, Manhattan, New York City. It was designated by the New York City Landmarks Preservation Commission in 1971 and is part of the larger Mount Morris Park neighborhood. The boundaries are West 118th and West 124th Streets, Fifth Avenue, and Adam Clayton Powell Jr. Boulevard (Seventh Avenue).

HARLEM

Harlem is a neighborhood in Upper Manhattan, New York City. It is bounded roughly by the Hudson River on the west; the Harlem River and 155th Street on the north; Fifth Avenue on the east; and Central Park North on the south. The greater Harlem area encompasses several other neighborhoods and extends west and north to 155th Street, east to the East River, and south to Martin Luther King Jr. Boulevard, Central Park, and East 96th Street.

Originally a Dutch village, formally organized in 1658, it is named after the city of Haarlem in the Netherlands. Harlem's history has been defined by a series of economic boom-and-bust cycles, with significant population shifts accompanying each cycle. Harlem was predominantly occupied by Jewish and Italian Americans in the late 19th century, while African-American residents began to arrive in large numbers during the Great Migration in the early 20th century. In the 1920s and 1930s, Central and West Harlem were the center of the Harlem Renaissance, a major African-American cultural movement. With job losses during the Great Depression of the 1930s and the deindustrialization of New York City after World War II, rates of crime and poverty increased significantly.[7] In the 21st century, crime rates decreased significantly, and Harlem started to gentrify.

The area is served by the New York City Subway and local bus routes. It contains several public elementary, middle, and high schools, and is close to several colleges, including Columbia University, Manhattan School of Music, and the City College of New York. Central Harlem is part of Manhattan Community District 10. It is patrolled by the 28th and 32nd Precincts of the New York City Police Department. The greater Harlem area also includes Manhattan Community Districts 9 and 11 and several police precincts, while fire services are provided by four New York City Fire Department companies.



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