

HABER REALTY GROUP

COMMERCIAL REAL ESTATE · INVESTMENT SALES & LEASING

DEVELOPMENT SITE · FOR SALE

COLUMBUS AVENUE & WEST 82ND STREET

462 Columbus Avenue & 103–105 West 82nd Street, New York, NY 10024
Upper West Side, Manhattan



462 Columbus Avenue (Famous Original Ray's) at the corner of West 82nd Street.

± 28,824 GROSS BUILDABLE SF

Two-parcel assemblage · 3,833 SF land · 7.52 FAR · 25 ft of Columbus Avenue frontage

Block 1213, Lots 30 & 128

Offered by Haber Realty Group

CALL FOR OFFERS

COLUMBUS AVENUE & WEST 82ND STREET DEVELOPMENT SITE

Investment Overview

Investment Highlights

- **Prime development opportunity** at the corner of Columbus Avenue and West 82nd Street, Upper West Side.
- **Approximately 28,824 gross buildable SF** across two contiguous tax lots (3,833 SF of land at 7.52 FAR).
- **25 feet of frontage** on Columbus Avenue, the neighborhood's prime retail corridor.
- **One block from the American Museum of Natural History** and two blocks from Central Park.
- **Proven luxury market** — new condominiums on the block-front have recently traded at \$2,000–\$2,500 per SF.

The Opportunity

The site offers a developer a rare chance to build a new condominium or rental building in one of Manhattan's most desirable and supply-constrained residential neighborhoods. It pairs a one-story retail building at 462 Columbus Avenue (long home to Famous Original Ray's) with the adjacent vacant lot at 103–105 West 82nd Street, together delivering approximately 28,824 buildable square feet.

Located on Columbus Avenue one block north of the Museum of Natural History, the property is steps from the subway and the avenue's main retail corridor, in a high-density neighborhood that delivers consistent, steady demand. The corner parcel at 460 Columbus Avenue (Mission Bethel) is separately owned and is not part of this offering.

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Property Description

Two contiguous tax lots on Block 1213, on Columbus Avenue and West 82nd Street.

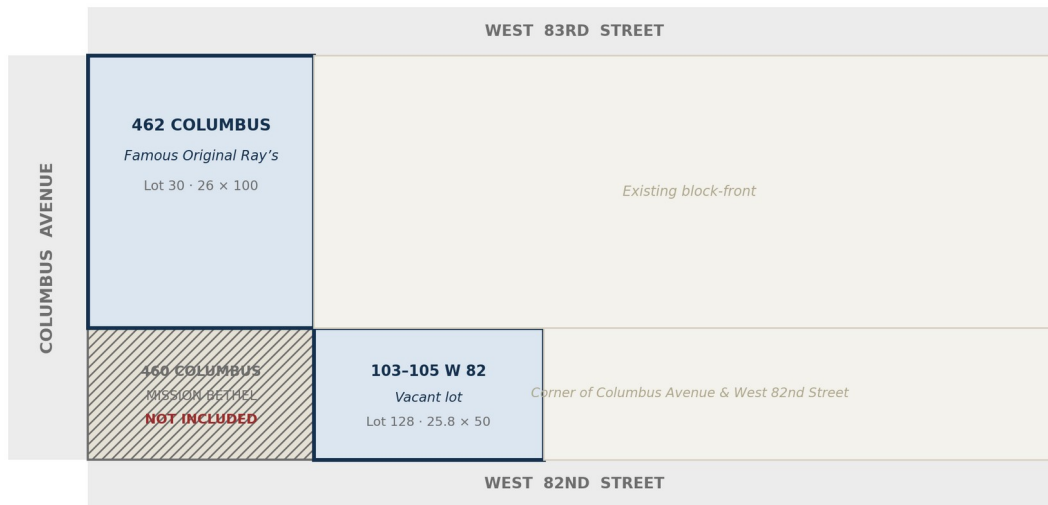
	462 Columbus Avenue	103–105 West 82nd Street
Block & Lot	1213 / 30	1213 / 128
Lot dimensions	26 ft × 100 ft	50 ft × 25.8 ft
Lot area	2,550 SF	1,283 SF
Building	26 ft × 88 ft (2,670 SF)	N/A
Zoning	C1-8A / EC-2	C1-8A
Maximum FAR	7.52	7.52
Available air rights	16,506 SF	9,648 SF
Historic district	Central Park West	Central Park West
Landmark district	None	None
Annual tax	\$43,012	\$24,435
Tax class	4	4

Development Potential

At the indicated 7.52 FAR, combined gross buildable area is approximately 28,824 zoning square feet:

462 Columbus Avenue — lot footprint	2,550 SF
103–105 West 82nd Street — lot footprint	1,283 SF
Combined lot area	3,833 SF
Maximum FAR	× 7.52
Approximate gross buildable (ZFA)	± 28,824 SF

Figures are approximate and subject to independent verification (survey, title, zoning).



Parcel layout — the Mission Bethel church (460 Columbus) holds the corner and is not included. Illustrative; not to scale.

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Property Description | Exteriors

462 Columbus Avenue frontage, the West 82nd Street vacant lot, and the surrounding streetscape.



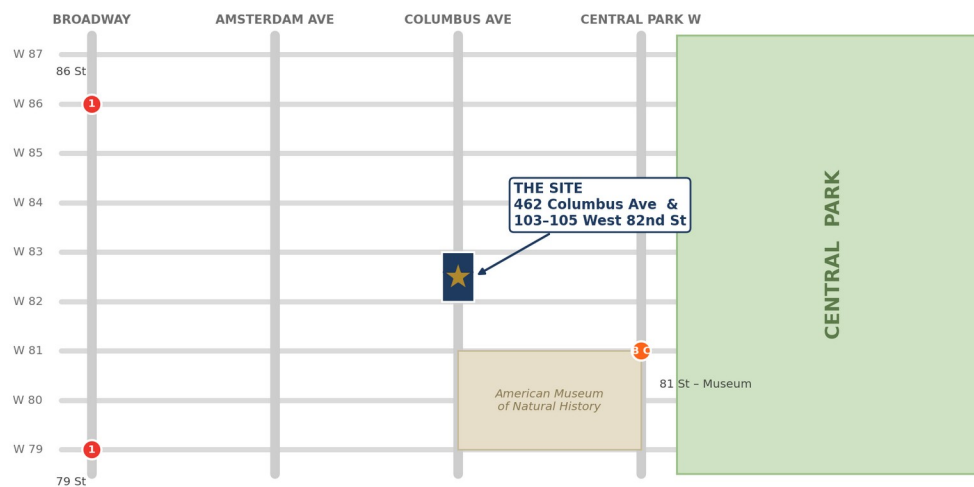
462 Columbus Avenue frontage (left) and the corner block at West 82nd Street (right).



The West 82nd Street vacant lot (top) and the surrounding streetscape (bottom).

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Location



Site location relative to Central Park, the American Museum of Natural History and nearby subway lines.

- **Central Park & culture:** two blocks to Central Park; one block from the American Museum of Natural History and Theodore Roosevelt Park.
- **Retail corridor:** prime Columbus Avenue frontage in the core Upper West Side shopping district.
- **Subway:** B / C at 81st Street – Museum of Natural History; 1 at 79th and 86th Streets.

COLUMBUS AVENUE & WEST 82ND STREET DEVELOPMENT SITE

Contact

Pricing and additional diligence materials are available upon request following execution of a confidentiality agreement. All inquiries are handled through Haber Realty Group.

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Information furnished is from sources deemed reliable but is not guaranteed and is subject to independent verification, errors, omissions, change of price or terms, prior sale, or withdrawal without notice. The Mission Bethel church (460 Columbus Avenue) is separately owned and not included in this offering.