



**LANDAIR  
PROPERTY  
ADVISORS**

**DEVELOPMENT SITE**  
**34' WIDE – R7A – VACANT LAND**  
**13,724 ZFA**

***230 W 122<sup>nd</sup> St, New York, NY 10027***

**\$1,450,000**

*Presented By:*

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Partner

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Partner

# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Located in Central Harlem, **230 W 122nd St, New York, NY 10027** presents a compelling development opportunity for developers seeking to capitalize on the area's strong residential demand and ongoing revitalization. This **vacant midblock lot spans 3,431 square feet**, with zoning designated as **R7A** and a **Floor Area Ratio (FAR) of 4.0**, allowing for a **maximum buildable square footage (BSF) of 13,724 Sq. Ft.**

The property benefits from **proximity to multiple subway lines**, providing excellent transportation access to the rest of Manhattan and beyond. Its central location enhances both livability and market appeal for future residential or mixed-use development.

With **generous zoning, prime location, valuable tax incentives, and strong market fundamentals**, this property is well-positioned for a successful development project that contributes meaningfully to Harlem's continued growth.

**\*Please note: A regulatory agreement is in place and a fire egress easement is in the removal process**

## PROPERTY HIGHLIGHTS



**13,724 BSF vacant lot in Central Harlem**



**Zoned R7A – versatile for residential development**



**Proximity to A, B, C, D, 2, and 3 trains**



**High demand residential area**



## OFFERING SUMMARY

|                           |                    |
|---------------------------|--------------------|
| Sale Price:               | <b>\$1,450,000</b> |
| Lot Size:                 | 3,431 sq ft        |
| Zoning District:          | R7A                |
| Lot ZFA:                  | 13,724             |
| Price Per Buildable S.F.: | \$106              |
| Corner/Midblock:          | Midblock           |
| Street Frontage:          | 34.00 ft           |
| Tenancy:                  | Vacant             |



# PROPERTY DETAILS

## PROPERTY INFORMATION

|                |                            |
|----------------|----------------------------|
|                | 230 W 122 <sup>nd</sup> St |
| Area           | Central Harlem             |
| Block/Lot      | 1927/48                    |
| Lot Dimensions | 34x100.92                  |
| Lot Sq. Ft.    | 3,431                      |

## BUILDING INFORMATION

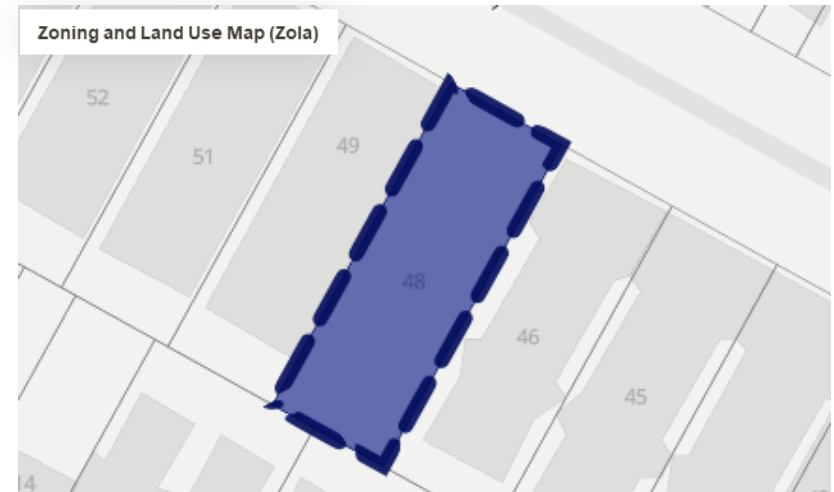
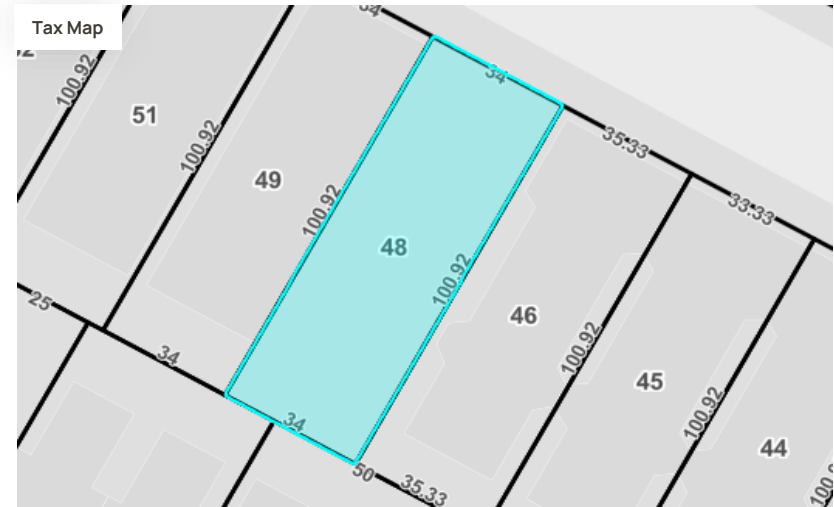
|                  |                            |
|------------------|----------------------------|
|                  | 230 W 122 <sup>nd</sup> St |
| Building Type    | Vacant Lot                 |
| Building Sq. Ft. | -                          |
| Total Units      | -                          |

## NYC FINANCIAL INFORMATION

|                |                            |
|----------------|----------------------------|
|                | 230 W 122 <sup>nd</sup> St |
| Assessed Value | \$276,390                  |
| Tax Rate       | 10.762%                    |
| Gross Taxes    | \$29,745                   |

## ZONING INFORMATION

|                                      |                            |
|--------------------------------------|----------------------------|
|                                      | 230 W 122 <sup>nd</sup> St |
| Zoning District                      | R7A                        |
| Base Floor Area Ratio (FAR)          | 4                          |
| Residential Buildable Sq. Ft.        | 13,724                     |
| UAP FAR                              | 5.01                       |
| UAP Buildable Sq. Ft.                | 17,189                     |
| Community Facility FAR               | 4                          |
| Community Facility Buildable Sq. Ft. | 13,724                     |



# EXTERIOR PHOTOS



BLOCK 1927 SECTION 22 LOT 48 ESQUIRE ATTORNEY FOR NEP West 119th Street L.P.  
SHEET

TITLE NO. 38770-CO-Y

SURVEY OF NO 228 West 122nd Street  
AS SHOWN ON The Official City Tax Map as  
Tax lot 4852 Block 1927 Section 7  
SITUATED IN BOROUGH OF MANHATTAN, COUNTY, CITY AND STATE OF N.Y.  
FILED IN THE COUNTY CLERK'S OFFICE

MAP NO.

GUARANTEED TO New York Equity Fund Series II 1995 Limited Partnership The  
City of New York acting by and through its Department of Housing Preservation and Development  
of New York City, 157 West 121st Street N.Y. Commonwealth Land Title Insurance Company  
Judicial Title Insurance Agency Inc. and limited to Title No 38770 CO-Y only  
Edward G. Mihalczo

Tel. Nos. (914) 476 1453

(914) 969 2341 (Fax)

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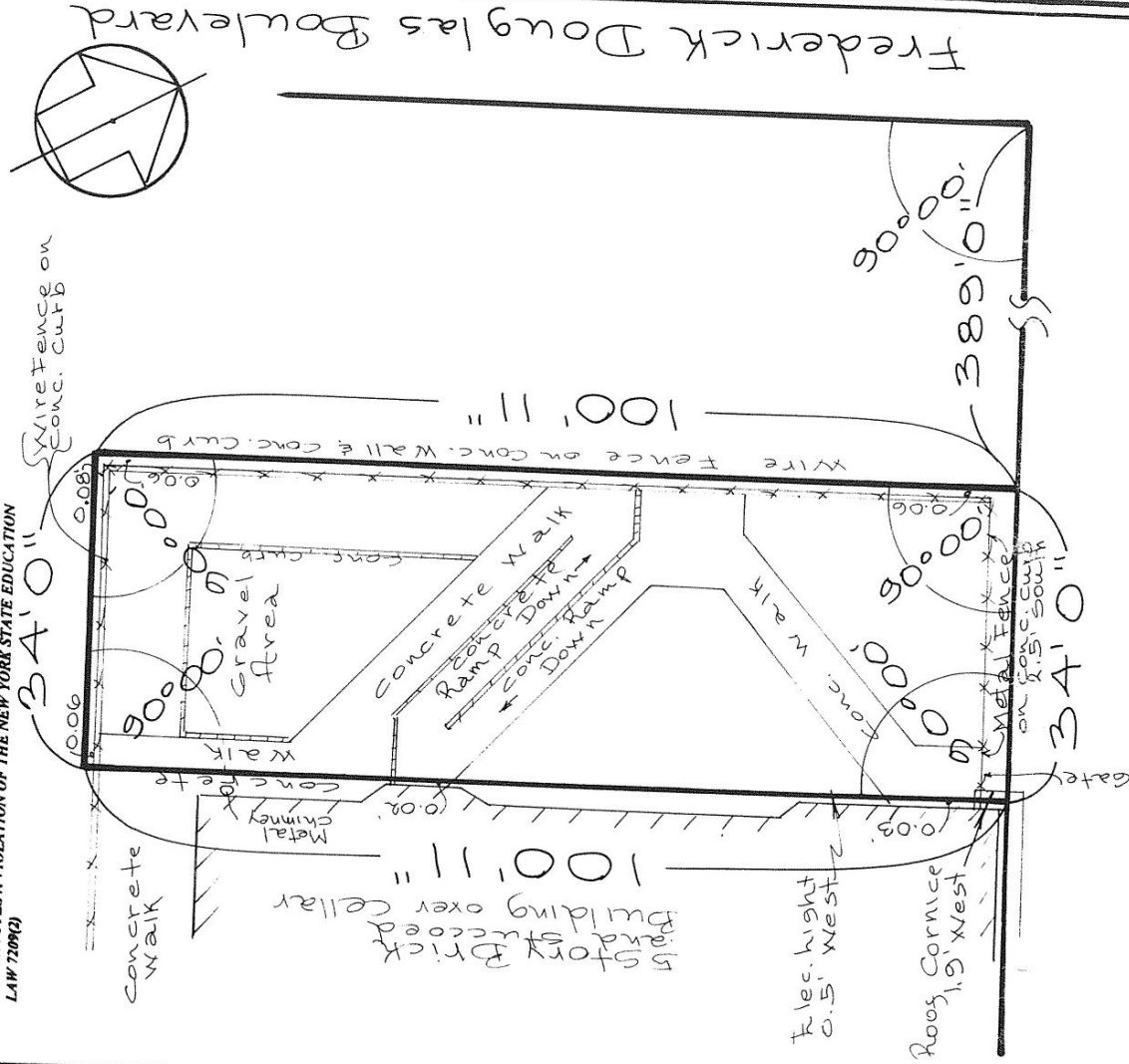
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LAW 7209(c)

"All certifications hereon are valid for  
the map and copies thereof only if said  
map or copies bear the impressed seal  
of the surveyor whose signature  
appears hereon."



West 122nd Street  
60' wide

SCALE 1" = 15'

( ) = ELEVATION IN ASSUMED DATA

SURVEY

# ADVISORY TEAM

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