

TRI STATE COMMERCIAL®

FOR SALE

3,852 SF DEVELOPMENT SITE IN HARLEM

172 East 122nd Street

New York, NY 10035

Between Lexington Avenue & 3rd Avenue

**FOR
SALE**

Jack Sardar Charles Elbaz
212.433.3355

TRI STATE COMMERCIAL®

\$2,950,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
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CHARLES ELBAZ
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TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

172 East 122nd Street presents a prime development opportunity in the rapidly evolving East Harlem neighborhood of Manhattan. Situated on a 3,852-square-foot lot with approximately 52 feet of frontage, this shovel-ready site comes with approved plans for a seven-story residential building totaling approximately 16,615 buildable square feet. The project is designed to accommodate 15 residential units and includes eligibility for the coveted 421-A tax abatement, enhancing its long-term investment appeal. The property offers investors and developers a rare chance to capitalize on strong residential demand in one of Upper Manhattan’s most active growth markets.

LOCATION OVERVIEW

Ideally located in the heart of East Harlem, 172 East 122nd Street benefits from strong pedestrian traffic and excellent access to public transportation. The property is surrounded by a vibrant mix of neighborhood retailers, restaurants, and community services, including Dunkin’, Domino’s Pizza, McDonald’s, AT&T Store, Dollar Tree, Taco Express Mexican Grill, and numerous local businesses. This highly accessible location offers strong appeal for future development and long-term investment in one of Manhattan’s most active residential markets.

Address	172 East 122nd Street, New York, NY 10035
Location	Between Lexington Avenue & 3rd Avenue
Block/Lot	1770 / 45
Zoning	R7B
Lot Dimensions	52 FT x 75 FT
Lot Size	3,852 SF
Building Class	G7
Delivered	Vacant and Ready for Development
Tax Class	4



Street View



Arial View

\$2,950,000

Offered At

3,852 SF

Lot Size

R7B

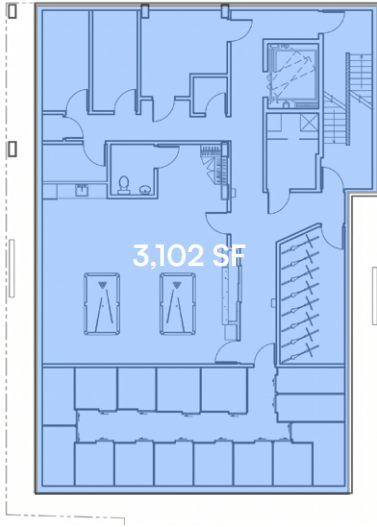
Zoning

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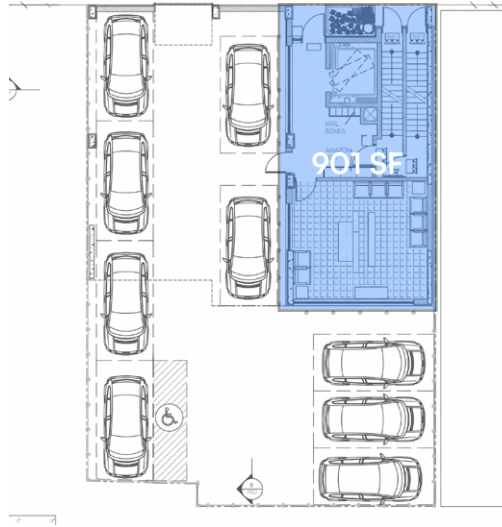
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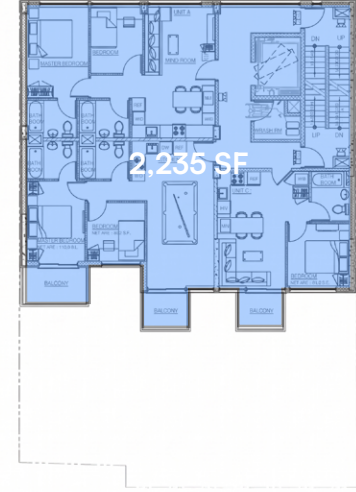
PROPOSED FLOOR PLANS



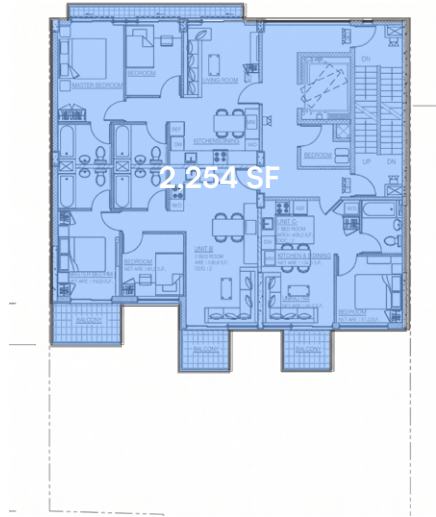
CELLAR



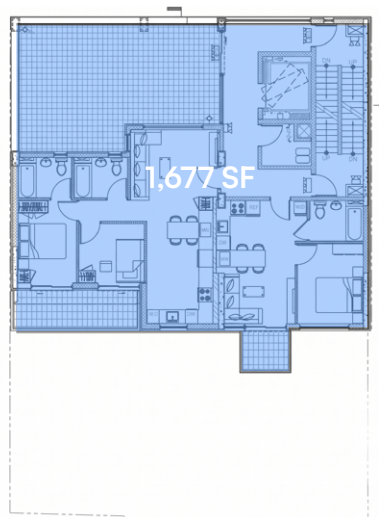
FIRST FLOOR



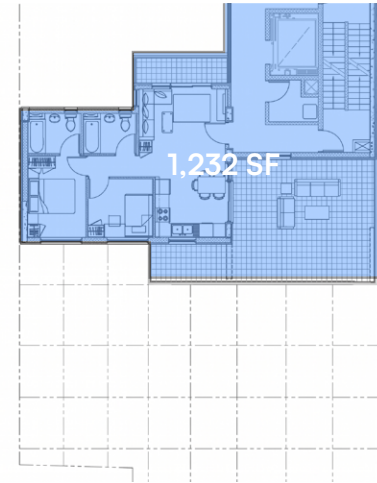
SECOND FLOOR



THIRD - FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR

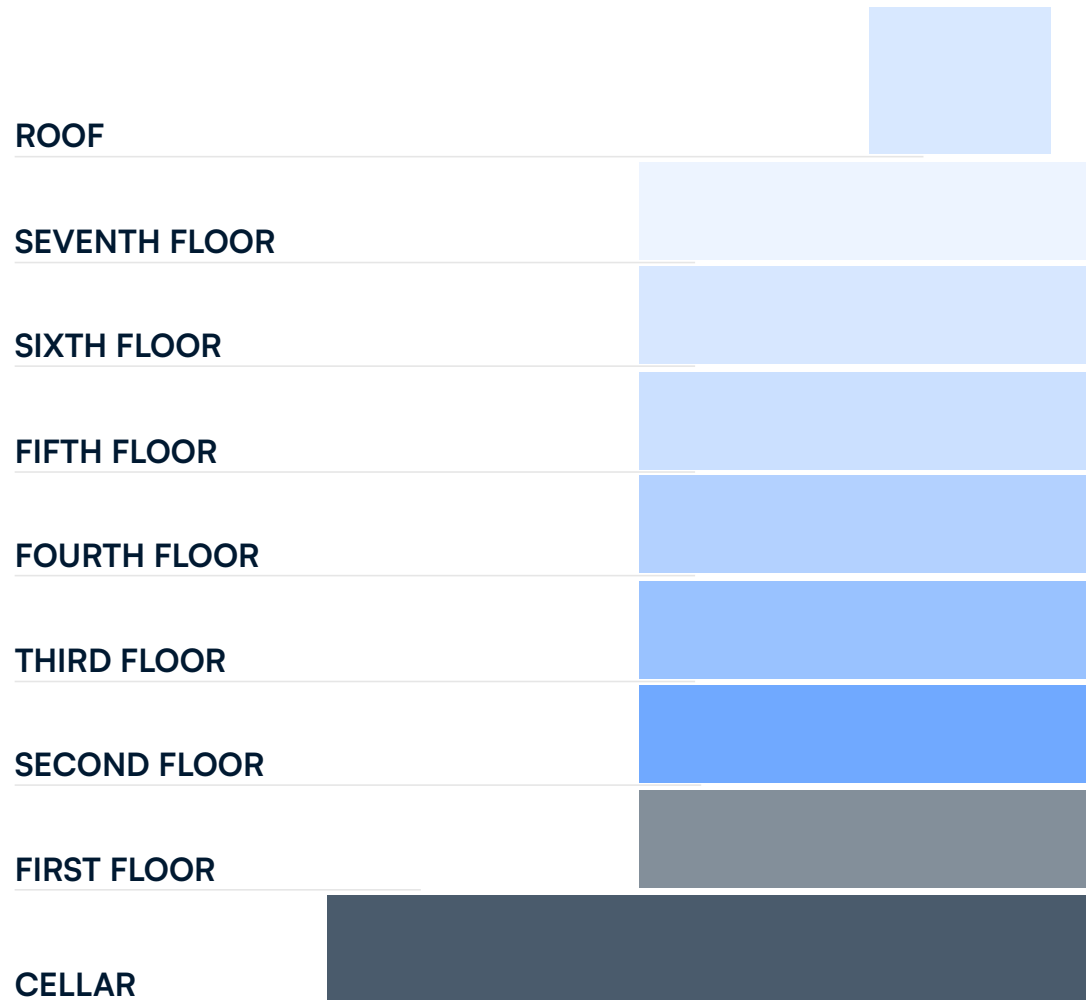
All square footages are approximate

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PROPOSED STACKING PLAN



ZONING

R7B

R7B is a medium-density residential zoning district in New York City designed to preserve the scale and character of established rowhouse and townhouse neighborhoods. The district promotes contextual development, requiring new buildings to align with the existing streetscape through specific height limits and street wall regulations.

R7B districts permit a maximum residential Floor Area Ratio (FAR) of 3.0 and generally allow buildings to rise between 40 and 50 feet in height, with a maximum building height of 50 feet. Buildings must maintain a continuous street wall and are typically developed as attached rowhouses, townhouses, or small apartment buildings that reinforce the neighborhood's traditional urban fabric.



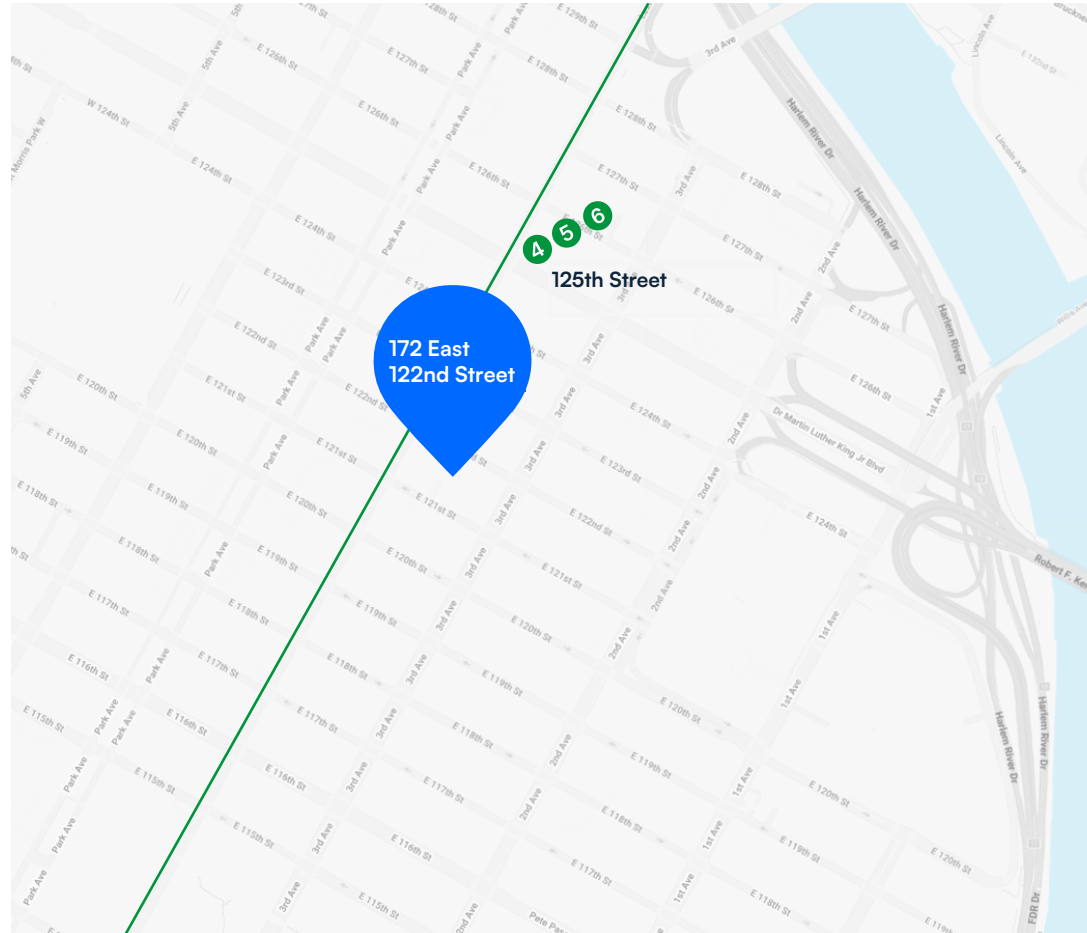
Proposed Building Massing

TRANSPORTATION AND TAX MAP

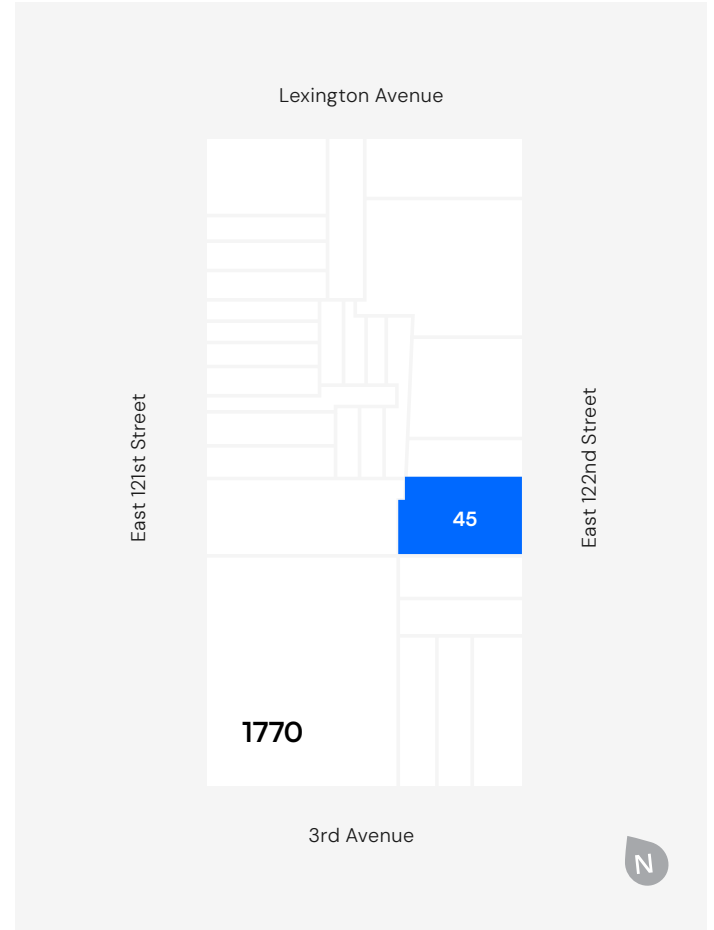
NEAREST TRANSIT

4 5 6 Trains at 125th Street

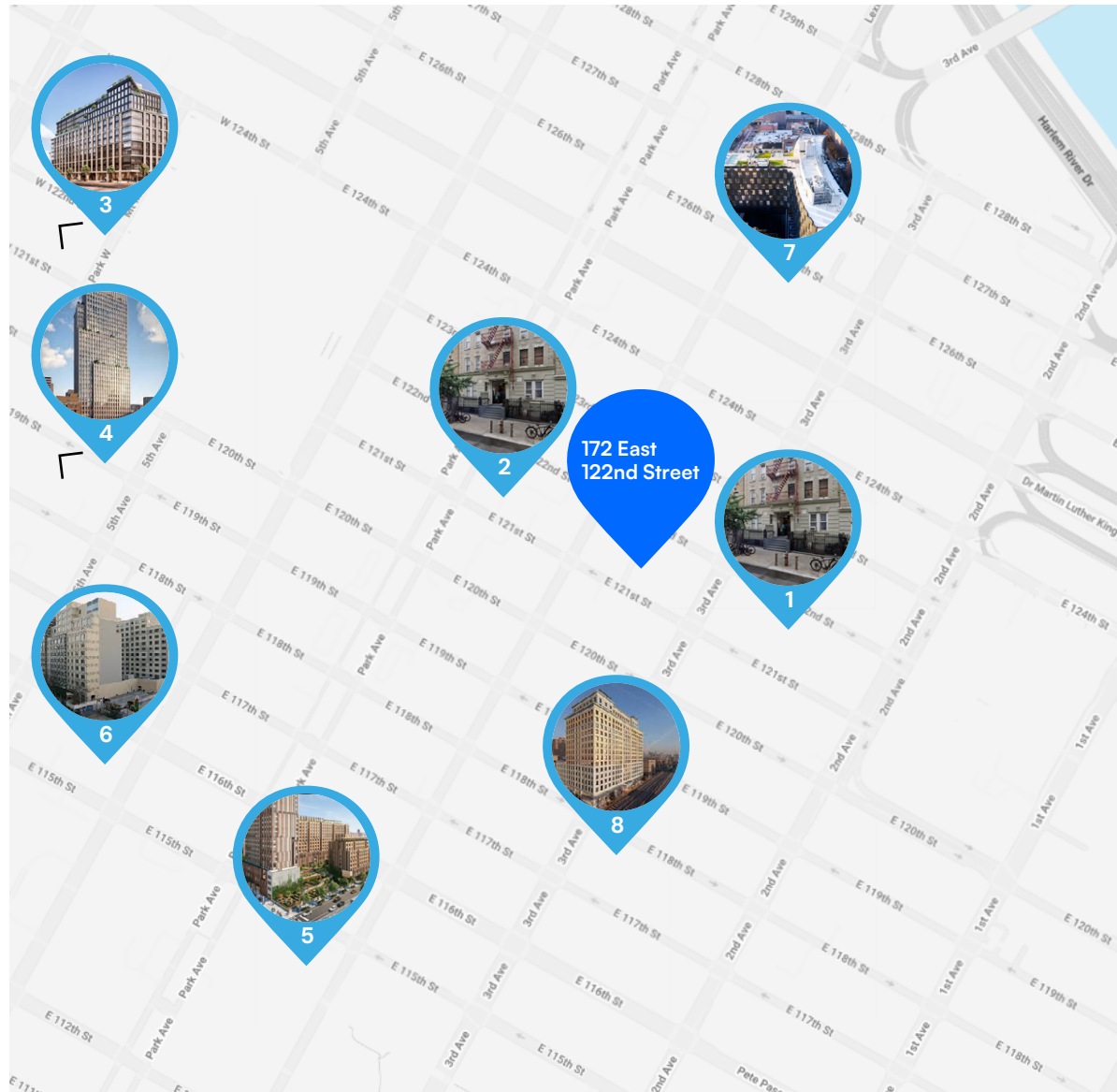
M103 M101 BxM6 BxM10 BxM7 BxM9 M35 Bus Lines



TAX MAP



DEVELOPMENTS IN THE AREA



BUILDING DEVELOPMENTS

- 1. 212 East 122nd Street** Residential apartment property located on the same block, representing nearby multifamily housing stock and redevelopment activity.
- 2. The Miles & The Parker** Two recently developed residential rental buildings on Lexington Avenue offering modern amenities and contributing to the area's ongoing residential growth.
- 3. 300 West** Residential cooperative building located within the immediate vicinity.
- 4. Vandewater** A 33-story luxury condominium tower at 543 West 122nd Street with 183 residences, one of the largest recent residential developments in Upper Manhattan.
- 5. Sendero Verde** Large-scale mixed-income residential project near East 111th Street, featuring affordable housing, retail space, and community facilities.
- 6. The Kalahari** Prominent condominium development along Frederick Douglass Boulevard that helped catalyze residential investment throughout Harlem.
- 7. The Smile** New mixed-use residential project along East 126th Street incorporating residential units and neighborhood-serving retail.
- 8. Timbale Terrace** Recently completed affordable and supportive housing development adjacent to the historic La Marqueta district.

ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

EAST HARLEM

Rich in culture, history, and ongoing growth, East Harlem—also known as El Barrio—is one of Manhattan’s most dynamic and evolving neighborhoods. Renowned for its deep Latin American heritage, vibrant streetscape, and strong sense of community, the area offers a diverse mix of residential developments, local businesses, restaurants, and cultural institutions. Residents benefit from excellent connectivity through the 4, 5, 6, and Q subway lines, convenient access to major thoroughfares, and close proximity to Central Park, the Upper East Side, and Midtown Manhattan. With continued investment, new residential projects, and a growing retail presence, East Harlem remains an attractive destination for residents, businesses, and investors alike.

POINTS OF INTEREST

- Marcus Garvey Park
- Museum of the City of New York
- The Africa Center
- Randall’s Island Park

DEMOGRAPHICS

Within a one-mile radius of the property

\$86,312	181,093
Total Households	People

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