

237 WEST 137TH STREET, NEW YORK, NY 10030

Five Story, 18' Wide Central Harlem Townhouse-Conversion Opportunity w/Private Parking | **FOR SALE**



PROPERTY INFORMATION

Block / Lot	2023 / 15
Lot Dimensions	19' X 99.92'
Lot Size	1,898 Sq. Ft. (Approx.)
Building Dimensions	18' x 60'
Stories	5
Units	11
Building Size	5,340 Sq. Ft. (Approx.)
Zoning	R7-2
FAR (Wide Street Rule)	3.44
Buildable Area	6,531 Sq. Ft. (Approx.)
Air Rights	1,191 Sq. Ft. (Approx.)
Tax Class	2
Assessment (20/21)	\$394,650
Real Estate Taxes (20/21)	\$48,412

5,340
Gross SF

6,531
Buildable SF

R7-2
Zoning

CENTRAL HARLEM
Location

DELIVERED VACANT

PROPERTY DESCRIPTION

Ariel Property Advisors is pleased to present 237 West 137th Street, a vacant townhouse/conversion opportunity located on the north side of 137th Street between Adam Clayton Powell Jr. and Frederick Douglass Boulevards in the heart of Central Harlem.

237 West 137th Street is an 18' wide, five-story walk-up building spanning approximately 5,340 square feet and the property's R7-2 zoning (3.44 FAR as-of-right) provides approximately 1,191 square feet of additional air rights for development. The building is currently vacant and has private parking access in the rear of the property, allowing for a variety of conversion options for investors and owner-users alike. The current owner has draft plans for a multifamily redevelopment – please inquire for more information.

The property is located one block from the historic Strivers' Row and is within proximity to many major institutions, including Columbia University, City College of New York, and NYC Health + Hospitals/Harlem. St. Nicholas Park, Jackie Robinson Park, and Colonel Charles Young Playground provide nearby green space; ample retail and restaurants line Adam Clayton Powell Jr. and Frederick Douglass Boulevards; and various new construction projects in close vicinity reflect the long-term demand for housing in this community. Access to the 135th Street subway stations at St. Nicholas Avenue and Malcolm X Boulevard are within two blocks of the building, providing easy access to downtown and the outer boroughs via the A, B, C, 2 and 3 trains. Lastly, the bus lines 2, 3, 7, 10, 102, and Bx 33 all stop within a couple blocks of the property.

237 West 137th Street's desirable location, vacant delivery with redevelopment plan, and rare bonus of private parking makes this an ideal investment and owner-user opportunity.

ASKING PRICE: \$2,850,000

212.544.9500
arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

For Financing Info

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North side of West 137th Street between Fredrick Douglass Blvd and Adam C Powell Blvd



2023
Block

15
Lot

19' X 99.92'
Lot Dimensions

1,898
Lot Area SF

- 1 City College of New York
- 2 Columbia University Manhattanville
- 3 NYC Health + Hospitals/Harlem
- 4 Strivers' Row
- 5 St. Nicholas Park
- 6 Jackie Robinson Park
- 7 Colonel Charles Young Playground
- 8 New York Sports Clubs
- 9 Duane Reade
- 10 Foodtown
- 11 Chase Bank
- 12 Lenox Terrace Redevelopment (New Construction)
- 13 152 West 140th Street (New Construction)
- 14 2600 Adam C. Powell Jr. Blvd (New Construction)



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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. 11 January 2021 11:08 pm