

2805 FREDERICK DOUGLASS BOULEVARD, NEW YORK, NY 10039

24.92' Wide, 7,967 BSF, Mixed-Use Development Site | FOR SALE



7,967

Buildable SF (as-of-right)

12,961

Buildable SF (CF Bonus)

24.92'

Lot Width

R7-2/C1-4 (4.00)

Zoning (FAR)

CENTRAL HARLEM

Location

PROPERTY INFORMATION

Block / Lot	2045 / 90
Lot Dimensions	24.92' x 80'
Lot Size	1,994 Sq. Ft. (Approx.)
Zoning	R7-2 / C1-4
FAR	4.00
CF FAR	6.50
Buildable Area	7,976 Sq. Ft. (Approx.)
Buildable Area (w/Community Facility)	12,961
Air Rights	7,976 Sq. Ft. (Approx.)
Assesment (19/20)	\$193,140
Real Estate Taxes (19/20)	\$20,307

PROPERTY DESCRIPTION

Ariel Property Advisors is pleased to present 2805 Frederick Douglass Boulevard, a shovel ready development opportunity located on the west side of Frederick Douglass Boulevard between West 149th Street and West 150th Street in Central Harlem.

This vacant lot measures 24.92' x 80' in dimension and R7-2/C1-4 zoning (4.0 FAR) permits approximately 7,967 buildable square feet (as-of-right) for mixed-use development. The property also permits 12,961 buildable square feet with a community facility bonus (6.5 FAR). The site is situated near many area attractions and institutions including City College of New York, The National Dance Academy, Frederick Douglass Academy, Jackie Robinson Park and a host of dining and retail options. The 3-subway train is just one block east of the property at 148th Street and Lenox Avenue, providing immediate access to lower Manhattan and outer borough locations. Additionally, the A, B, C, D subway trains are just a short walk from the property at 145th Street and Saint Nicholas Avenue.

Offering accessibility in the established yet expanding neighborhood of Central Harlem, 2805 Frederick Douglass Boulevard represents a prime development opportunity.

\$1,695,000

Asking Price

\$213

\$/BSF

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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West side of Frederick Douglass Boulevard between West 149th Street and West 150th Street

2045

Block

90

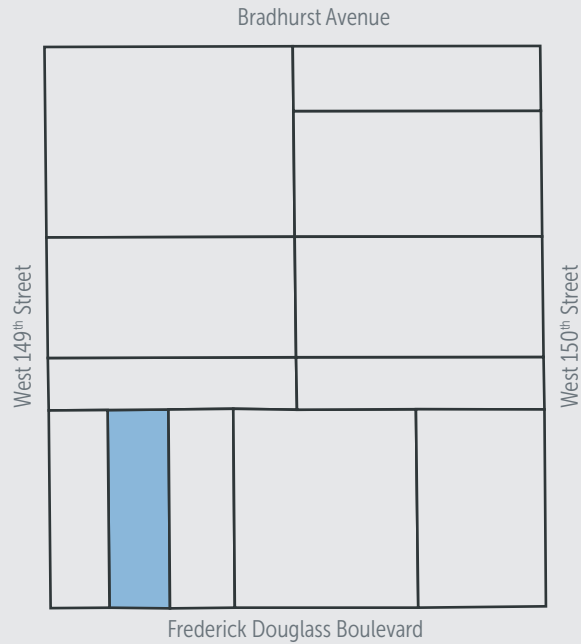
Lot

24.92' X 80'

Lot Dimensions

1,994

Lot Area SF



\$1,695,000

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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. 19 July 2019 3:21 pm