

164-168 WEST 136TH STREET, NEW YORK, NY 10030

22,872 BFS per Plans, 41.67' Wide, Residential Development Site in a Premier Location | **FOR SALE**



22,872
Buildable SF

41.67'
Lot Width

R7-2
Zoning (FAR)

CENTRAL HARLEM
Location

PROPERTY INFORMATION

	164 WEST 136 TH STREET	166 WEST 136 TH STREET	168 WEST 136 TH STREET	TOTAL
Block / Lot	1920 / 57	1920 / 58	1920 / 158	1920 / 57,58,158
Lot Dimensions	16.67' x 99.92'	12.5' x 99.92'	12.5' x 99.92'	41.67' X 99.92
Lot Size	1,665	1,249	1,249	4,163 SQ. FT. (APPROX.)
Building Dimensions	17' x 45'	13' x 53'	13' x 53'	
Stories	3	3	3	
Building Size	3,000	2,752	2,752	8,504 SQ. FT. (APPROX.)
Zoning	R7-2	R7-2	R7-2	
Residential FAR	3.44	3.44	3.44	
Community Facility FAR	6.50	6.50	6.50	
Residential Buildable Area	5,728	4,297	4,297	14,321 SQ. FT. (APPROX.)
Air Rights from lot 156		5,670		5,670 SQ. FT. (APPROX.)
Total Residential BSF		19,991		19,991
BSF Per Plans (Inc. Comm. Fac.)		22,872		22,872
Community Facility BSF	10,823	8,119	8,119	27,060
Assesment (18/19)	\$49,813	\$49,813	\$59,775	\$159,401
Real Estate Taxes (18/19)	\$6,336	\$6,336	\$7,603	\$20,275

HIGHLIGHTS

- DELIVERED VACANT
- APPROX. 5,670 SF OF CANTILEVER RIGHTS FROM ADJACENT PROPERTY (LOT 156)
- ONE BLOCK FROM THE 2/3 SUBWAY TRAINS AT 135TH STREET AND LENOX AVENUE
- CAN BENEFIT FROM 421-A TAX BENEFIT (NOW AFFORDABLE NY)
- EXCEPTIONAL PROXIMITY TO CITY COLLEGE AND HARLEM HOSPITAL

ASKING PRICE: \$4,950,000

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arielpa.nyc

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

For Financing Info

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PROPERTY DESCRIPTION

Ariel Property Advisors is pleased to present 164-168 West 136th Street, a 41.67' wide development opportunity on the south side of 136th Street in Manhattan's expanding area of Central Harlem neighborhood.

Located between Adam Clayton Powell Jr. Blvd. and Lenox Avenue, this 41.67' x 99.92' property is zoned R7-2 (FAR: 3.44 as-of-right) and FAR (6.5 with Community Facility Space included), which provides approximately 19,991 buildable square feet (without Community Facility Space) and 22,872 (with Community Facility Space) for a multi-family development. The property is currently improved by an existing structure which would need to be demolished. Additionally, the property contains approximately 5,670 square feet of cantilever rights from the adjacent property (Lot 156) for development.

The property is located along a tree-lined, residential block within close proximity to several area attractions and institutions. St. Nicholas Park, City College, Harlem Hospital and Columbia University's Manhattanville expansion are all within walking distance. Around the corner of bustling Lenox Avenue with proximity to historic Strivers' row. Transportation is also easily accessible from the property with the 2, 3 express subway located less than 2 blocks away (135th & Lenox Ave), as well as the A, B, C subway 2 blocks west bordering St. Nicholas Park. The site is 30 minutes from Grand Central Station via subway.

Offering accessibility, scale and prime location in a rapidly emerging neighborhood, 164-168 West 136th Street represents an outstanding Northern Manhattan Development.

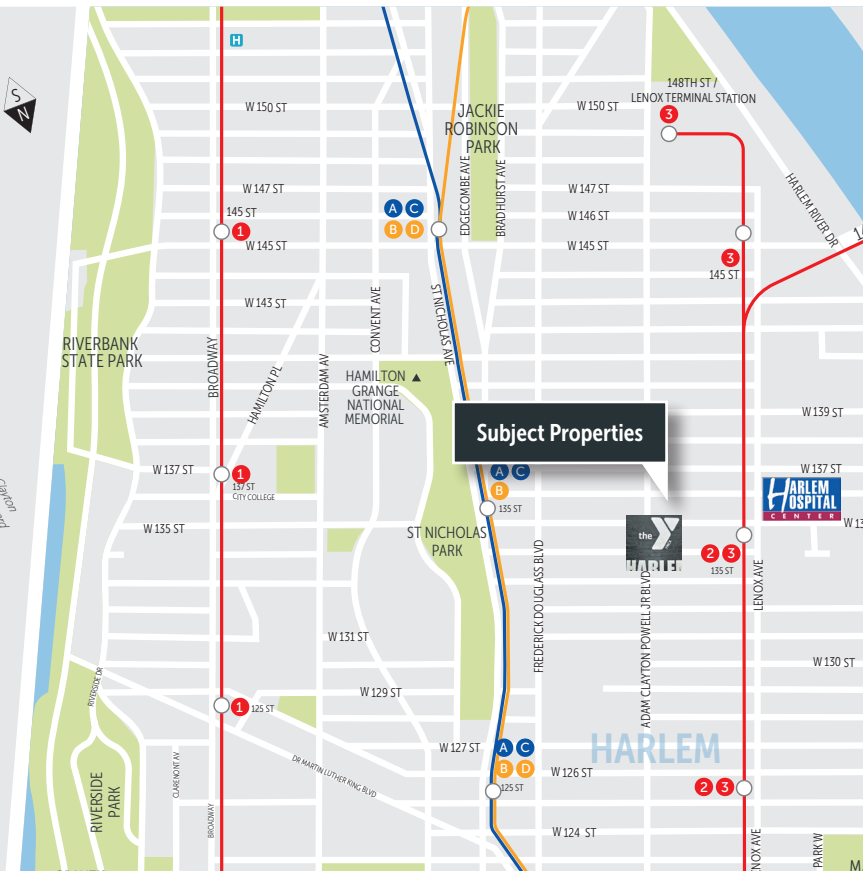
South side of West 136th Street between Adam Clayton Powell Jr. Boulevard and Lenox Avenue



1920
Block

57, 58, 158
Lot

4,163
Lot Area SF



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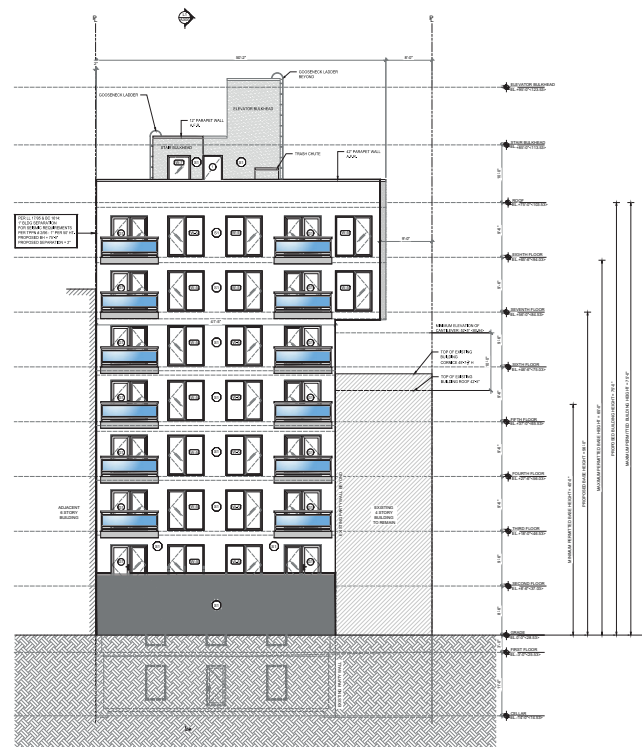
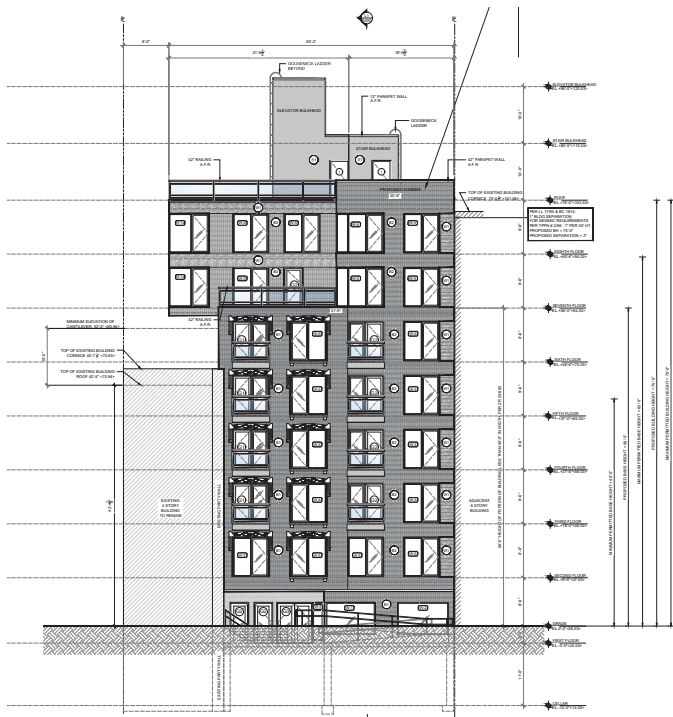
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PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION



* For conceptual use only

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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. 26 June 2019 10:05 pm