



**LANDAIR
PROPERTY
ADVISORS**

DEVELOPMENT SITE
34' WIDE – R7A – VACANT LAND
16,400 ZFA

230 W 122nd St, New York, NY 10027

\$2,800,000

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.** With **air rights** transferrable from seller owned neighboring properties, this sums to **16,400 Sq. Ft BSF.**

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



16,400 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:	\$2,800,000
Lot Size:	3,431 sq ft
Zoning District	R7A
Air Rights	2,676
Residential BSF:	13,724
UAP BSF:	17,189
Price Per Buildable S.F. (w/ Air Rights)	\$171
Corner/Midblock:	Midblock
Street Frontage:	34.00 ft
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

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

BUILDING INFORMATION

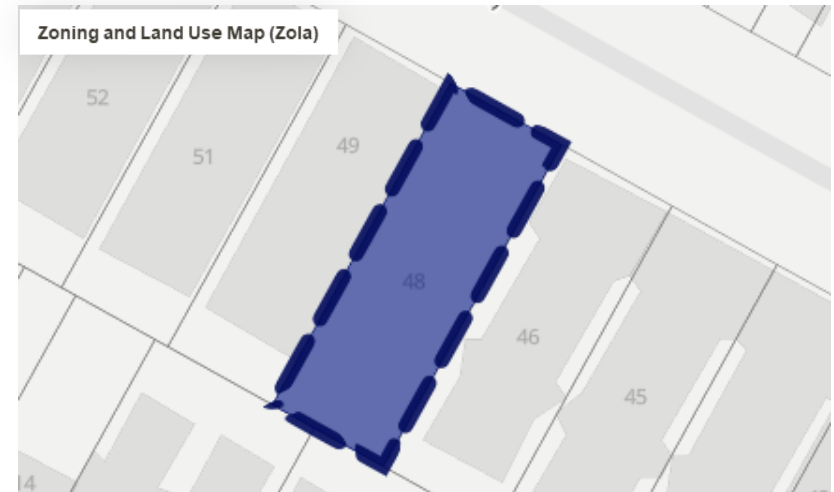
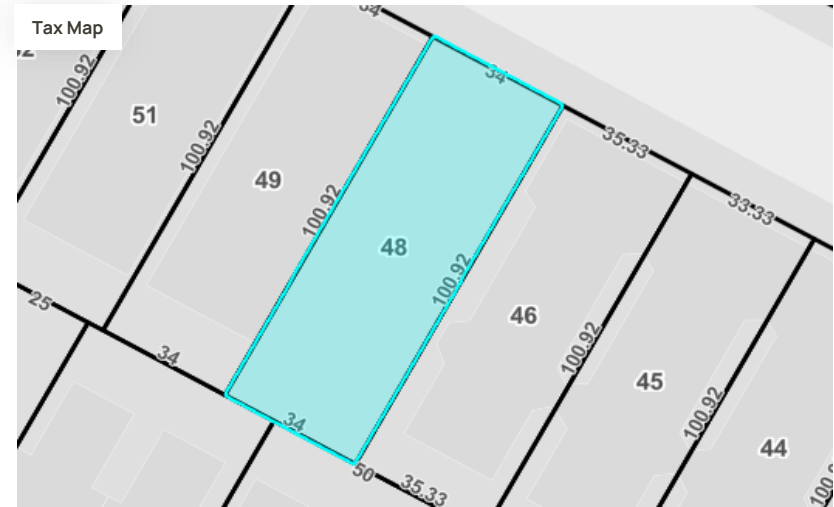
	230 W 122 nd St
Building Type	Vacant Lot
Building Sq. Ft.	-
Total Units	-

NYC FINANCIAL INFORMATION

	230 W 122 nd St
Assessed Value	\$276,390
Tax Rate	10.762%
Gross Taxes	\$29,745

ZONING INFORMATION

	230 W 122 nd St
Zoning District	R7A
Base Floor Area Ratio (FAR)	4
Residential Buildable Sq. Ft.	13,724
Zoning BSF + Air Rights	16,400
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)

EDWARD G. MIHALCZO, LIC. LAND SURVEYOR
24 BERKSHIRE RD. YONKERS, N.Y. LIC # 36181

#pri 61999

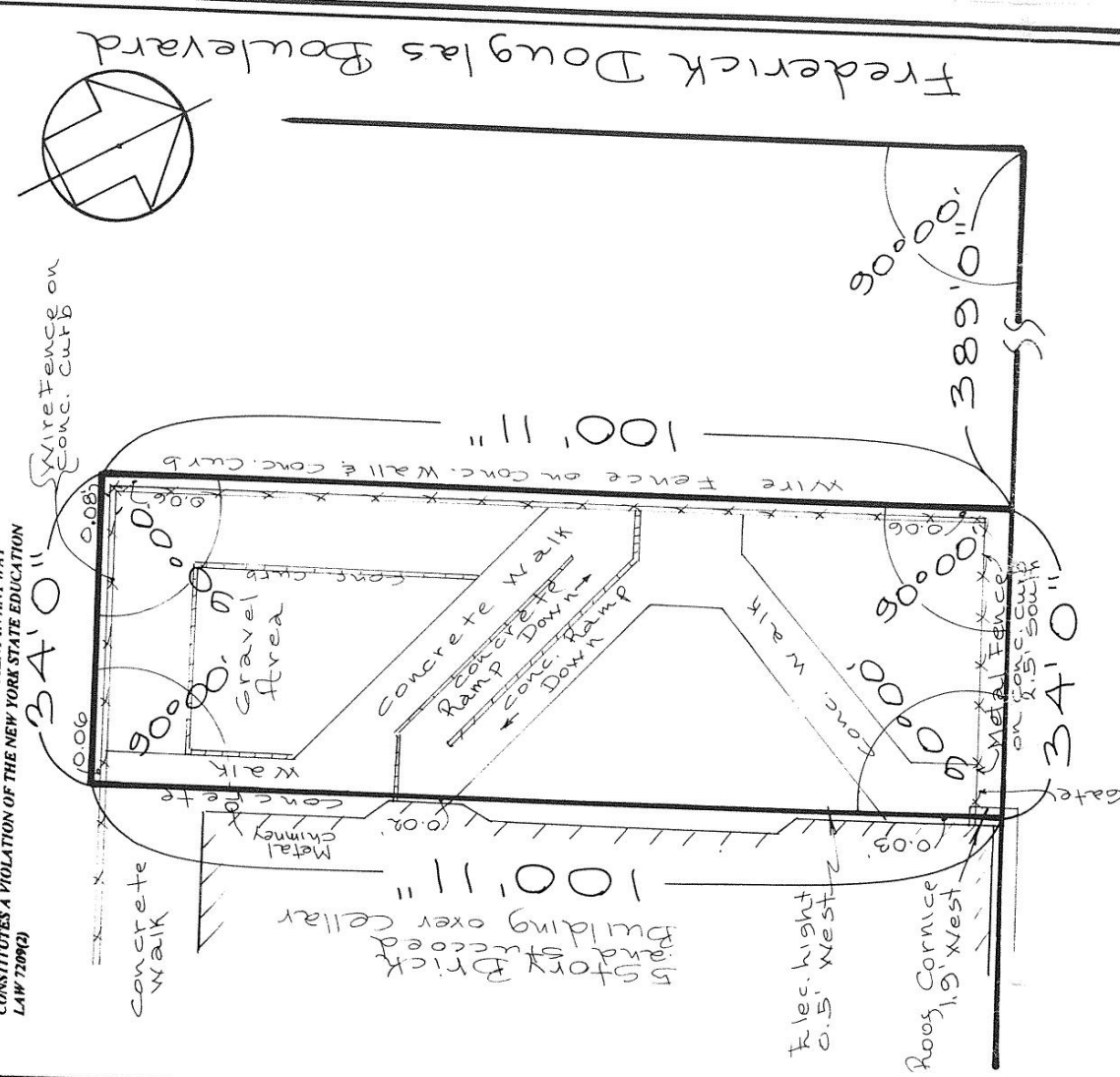
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LAW 7209(c)

"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

ADVISORY TEAM



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