

168 WEST 136TH STREET, NEW YORK, NY 10030

SHOVEL-READY CENTRAL HARLEM DEVELOPMENT SITE

FOR SALE

ZONING DISTRICT

R7-2

APPROVED PLANS

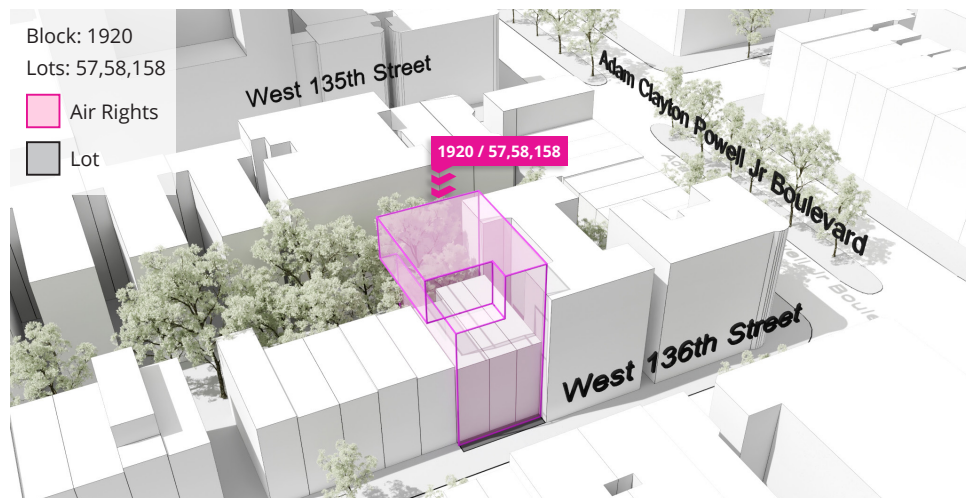
**26 dwelling unit
mixed-use building**

ONE BLOCK AWAY

**135th Street
Subway Station**

Development Site Advisors® is pleased to announce that we have been exclusively hired to market and arrange for the sale of 168 West 136th Street, New York, NY 10030 ("The Property"). The Property consists of a 41.67' x 99.92' merged lot currently improved by 3 vacant buildings totaling 8,504 SF. The Property is located in the Central Harlem neighborhood of Manhattan, on the southerly side of West 136th Street between Adam Clayton Powell Jr. Boulevard and Malcolm X Boulevard. The Property benefits from being one block away from the 135th Street 2 & 3 trains as well as two blocks from the 135th Street A, C, & B trains. The Property is also in close proximity to the Harlem Hospital Center, The City College of New York, St. Nicholas Park, and The Madison Avenue Bridge.

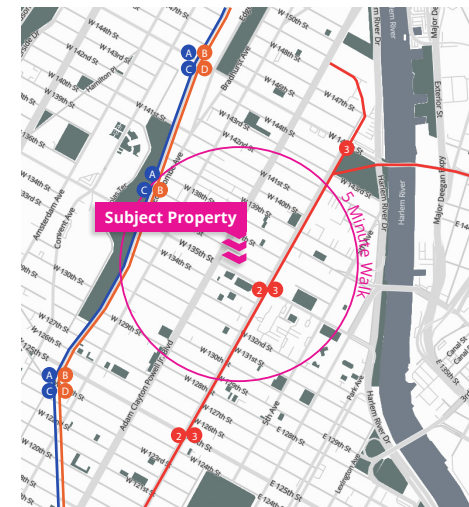
This Development Site is offered with D.O.B approved plans for a 22,262 GSF, 8-Story mixed-use building with 26 dwelling units and a ground-floor Community Facility component. Please inquire for the Due Diligence Accelerator Package® provided for this property.



Location:	Southerly side of West 136th Street between Adam C. Powell Boulevard and Lenox Avenue		
Block:	1920	Lots:	57, 58, 158
Lot Dimensions:	41.67' x 99.92'	Lot SF:	± 4,163 SF
Neighborhood:	Central Harlem	Zoning:	R7-2
Existing Building:	3B F	Approved Buildable SF:	22,262 (Gross SF)
Max FAR w/ Facility:	4.80	Max ZFA w/ Facility:	24,959*
Approved Plans:	Yes	Taxes (20/21):	\$27,293

*Includes Air Rights from Lot 156

ASKING PRICE: \$4,500,000



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site
advisors®**

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