

2705 FREDERICK DOUGLASS BLVD, NEW YORK, NY 10030

EXCLUSIVE OFFERING MEMORANDUM



IPRG



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FOR MORE INFORMATION,
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I PRG

INVESTMENT PRICING





OFFERING PRICE
\$3,000,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

6,500
 Approx. Building SF

25 ft x 100 ft
 Lot Dimensions

16,250
 Approx. Buildable SF

C1-4 / R7-2
 Zoning

\$461
 \$/SF

2
 Tax Class

\$185
 \$/BSF

4.0 Residential | 6.5 Community Facility
 FAR

I PRG

PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to arrange the sale of 2705 Frederick Douglass Boulevard, a prime redevelopment opportunity.

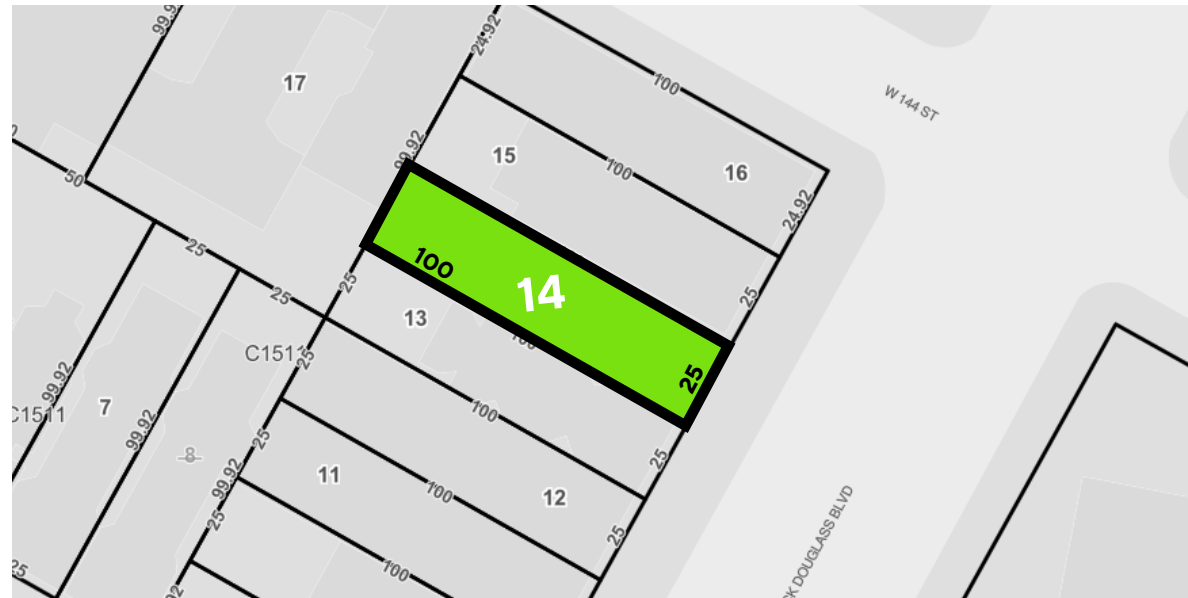
The subject property is a 3-story, 6,500 SF mixed-use building. It is comprised of a religious facility space on the ground floor and 2nd Floor, with 4 residential apartments on the 3rd Floor. The apartments will be delivered vacant at closing. **The church on the ground floor must remain in place. The preference is for the church to receive a condo, encompassing the ground floor and partial basement post construction.**

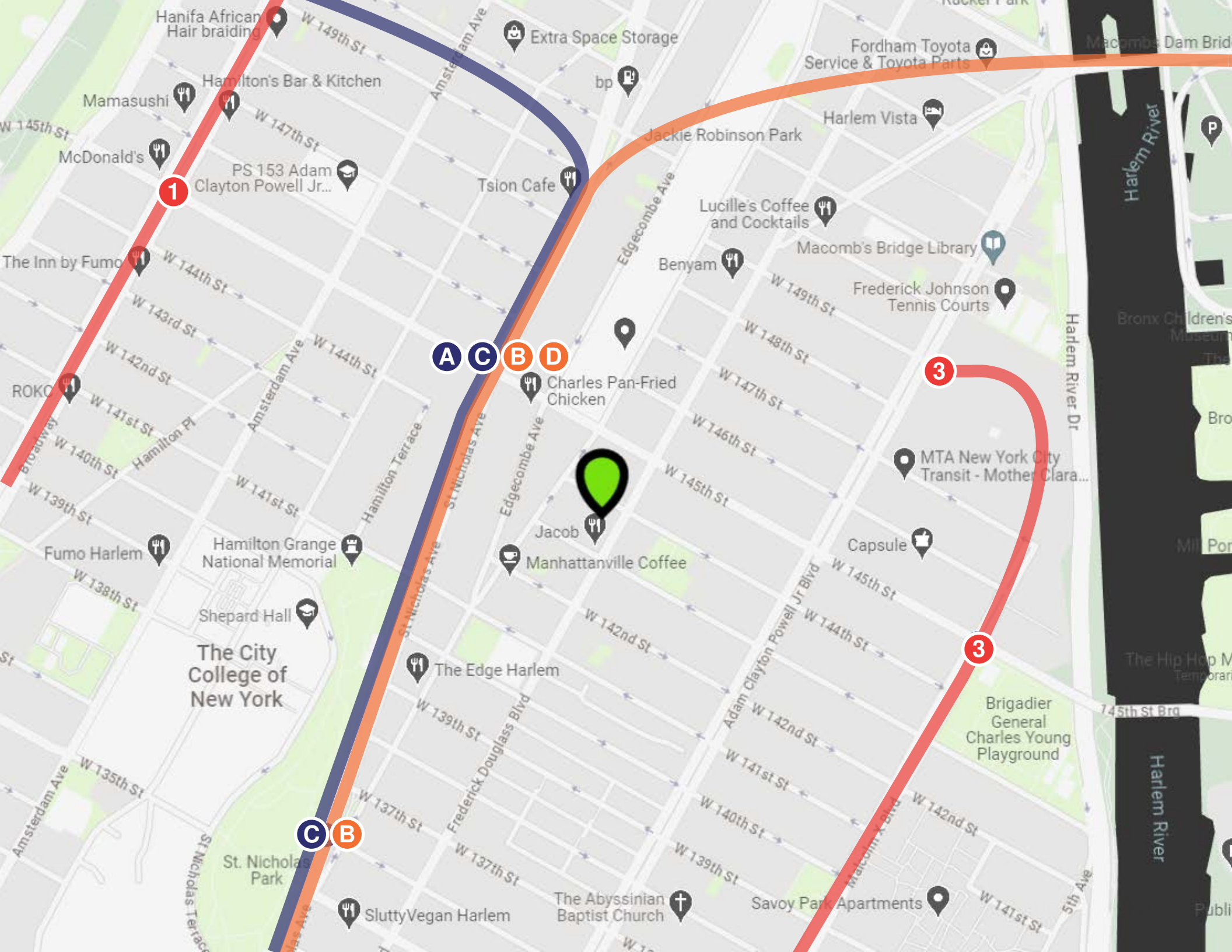
The property is ideally located on the west side of Frederick Douglass Boulevard between 143rd & 144th Streets in Harlem, NY. It benefits from proximity to the A, C, B, D, 1, & 3 subway stations along 145th Street.

BUILDING INFORMATION

BLOCK & LOT:	2044-14
NEIGHBORHOOD:	West Harlem
CROSS STREETS:	143rd & 144th Streets
BUILDING DIMENSIONS:	25' x 100'
LOT DIMENSIONS:	25' x 100'
TOTAL SQUARE FOOTAGE:	6,500
ZONING:	C1-4 / R7-2
FAR:	4.0 Residential 6.5 Community Facility
BUILDABLE SQUARE FEET:	16,250
TAX CLASS:	Tax Class 2
TENTATIVE ASSESSMENT (24/25)	\$98,242.00
TAX RATE	12.502%
TAXES (24/25)	\$12,282.21

TAX MAP





1

A

C

B

D

3

3

C

B

Hanifa African Hair braiding

Hamilton's Bar & Kitchen

Mamasushi

McDonald's

PS 153 Adam Clayton Powell Jr...

Tsion Cafe

Extra Space Storage

bp

Fordham Toyota Service & Toyota Parts

Harlem Vista

Jackie Robinson Park

Lucille's Coffee and Cocktails

Benyam

Macomb's Bridge Library

Frederick Johnson Tennis Courts

Charles Pan-Fried Chicken

Jacob

Manhattanville Coffee

MTA New York City Transit - Mother Clara...

Fumo Harlem

Hamilton Grange National Memorial

The City College of New York

Shepard Hall

The Edge Harlem

Capsule

Brigadier General Charles Young Playground

St. Nicholas Park

SluttyVegan Harlem

The Abyssinian Baptist Church

Savoy Park Apartments

Harlem River

Harlem River Dr

Harlem River

An aerial photograph of a city, likely New York City, showing a complex highway interchange with multiple lanes and overpasses. The surrounding area is densely packed with buildings of various heights and styles, interspersed with green spaces and trees. The overall scene is captured in a high-angle, wide-perspective shot.

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