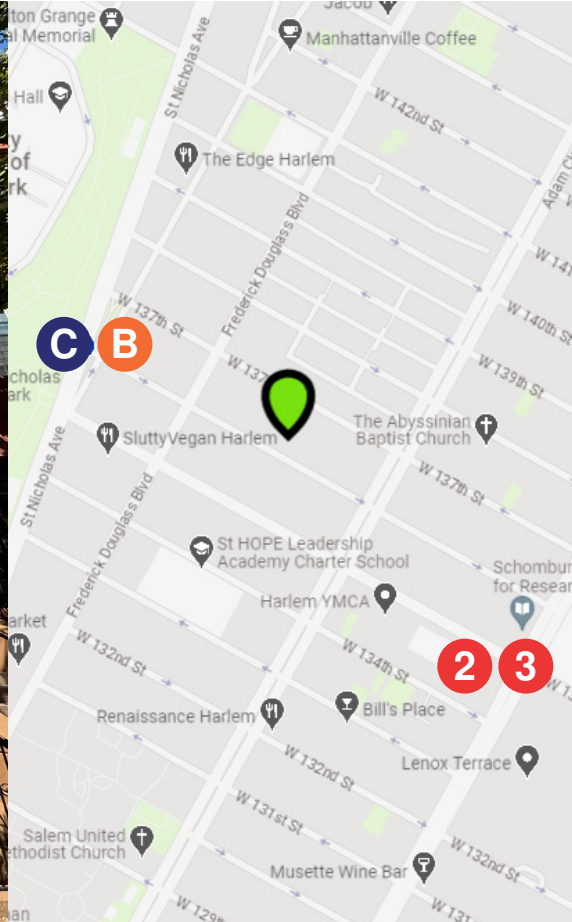


## EXCLUSIVE LISTING



### OFFERING PRICE

# \$1,950,000

### PROPERTY DESCRIPTION

<b>BLOCK &amp; LOT:</b>	01942-0116
<b>NEIGHBORHOOD:</b>	Harlem
<b>CROSS STREETS:</b>	Adam Clayton Powell Jr. & Frederick Douglass Blvd
<b>PROPERTY DIMENSIONS:</b>	16 ft x 49 ft
<b>LOT DIMENSIONS:</b>	16 ft x 99.92 ft
<b>ZONING:</b>	R7-2
<b>FAR:</b>	3.44
<b>TAX CLASS / ANNUAL TAXES:</b>	2B / \$6,775.83

### INVESTMENT HIGHLIGHTS

2,400	3,100
Additional Buildable SF	Approx. SF

- **DELIVERED VACANT**
- **APPROVED PLANS FOR 2-FAMILY**

The subject property is a 3-story + lower level, ~3,100 SF, vacant SRO town-home with approved plans for a conversion to a 2-family home. There is additional development potential of ~2,400 SF. It is ideally located on the north side of West 136th Street between Adam Clayton Powell Jr. & Frederick Douglass Boulevards in Harlem, NY. The benefits from proximity to the 2 & 3 subway station at 135th Street & Lenox Avenue and the A, B, & C subway station at 135th Street and Saint Nicholas Avenue.

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