

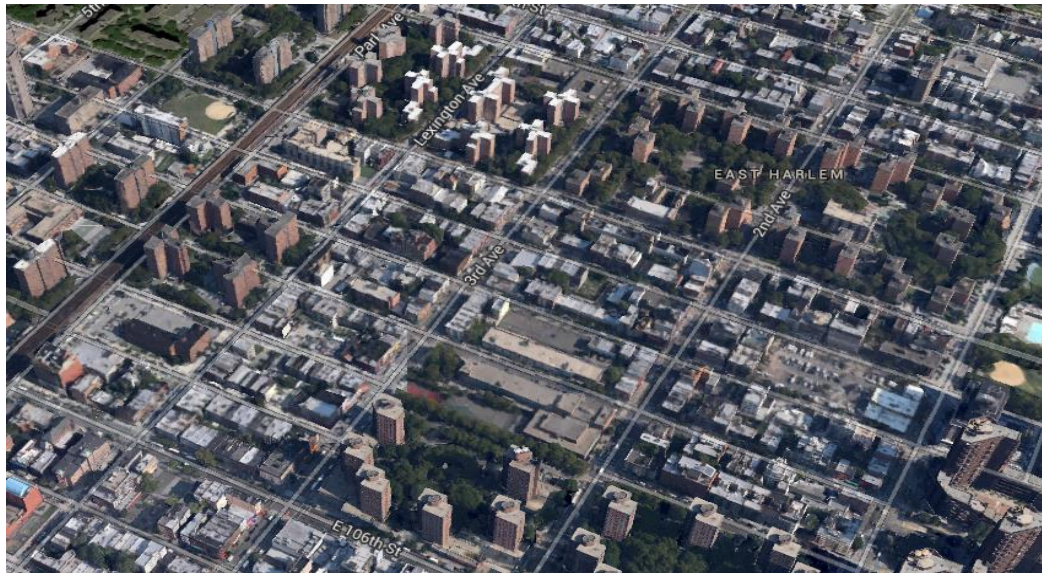
Prime East Harlem Development Site For Sale

\$12,000,000

PROPERTY OVERVIEW & HIGHLIGHTS

- Harlem is a vibrant residential and commercial community, with extensive development currently underway. The site's current zoning allows approximately 30,300 buildable sq. ft. The current owner has already filed for and been approved for the demolition of the property.
- Public transportation is conveniently accessible via the 4 and 6 train, giving residents of the area a quick and easy commute into lower Manhattan.
- Developers will strongly benefit from the property's high visibility of a major retail corridor, the residential demand of the area as well as the close proximity to Central Park.
- The area's history, culture, and attitude make the redevelopment of this site an exciting opportunity to be part of the long awaited and now heavily anticipated resurgence of East Harlem.
- The popularity of East Harlem is clearly on the rise and as a result the pricing of condominiums and apartments are following in suit. This is a large upside for any investor looking to expand into the neighborhood, or a developer seeking out their next project in an area they've already planted their flag.

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information or that the subject property will sell for the suggested asking price. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. The estimates and assumptions provided herein are based on the subject property containing no environmental contamination. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.



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