

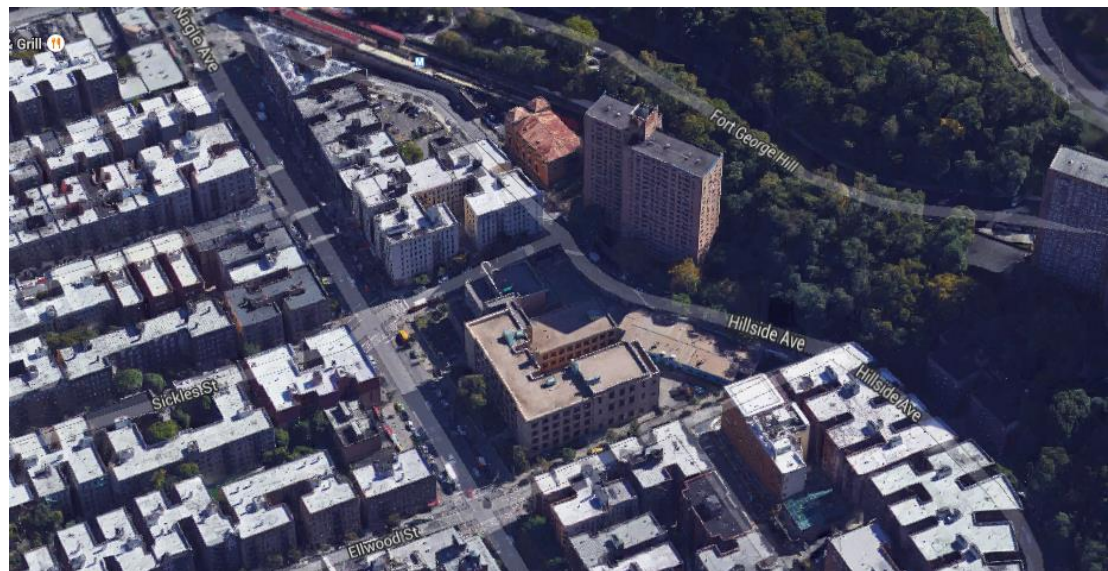
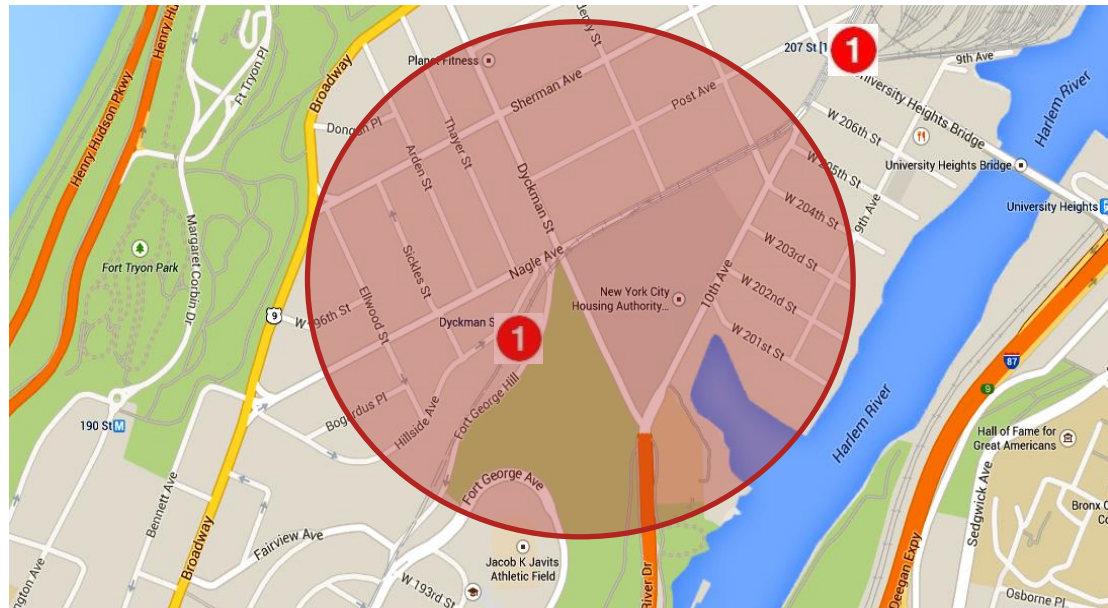
Washington Heights Development Site For Sale

\$2,000,000
(+ 5% Broker's Fee)

PROPERTY OVERVIEW & HIGHLIGHTS

- The subject property is a prime, 4 lot development site located in the Washington Heights section of Upper Manhattan. Using the Quality Housing Bonus and receiving the additional 25,612 buildable square footage, this new Washington Heights development will be a welcomed addition to a beautiful and bustling section of the city
- The site is conveniently located in close proximity to the 1 train, giving residents easy access lower Manhattan.
- This future development is a short walk from the waterfront, Harlem River Park and within walking distance to the beautiful, Fort Tryon Park. Additionally, the neighborhood, being home to Columbia University, is filled with cafes, restaurants, bars and retail locations.
- The site is also just south of the Inwood section of Manhattan. Inwood has recently started blossoming with a lot of new residents, such as young professionals and families seeking a slightly more affordable cost of living than the neighborhoods to the south. As a result new cafes and restaurants have started popping up giving the area a fresh young feel.

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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