

# EAST HARLEM RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR SALE

**Address:** 221 East 117th Street  
New York, NY 10035

**Location:** Midblock Northside between  
2nd & 3rd Avenues.

**Description:**

Vacant lot - Currently used for parking.  
Potential to build a 10,100 sf, 7-story  
residential building with outdoor space.

**Block/Lot:** 1667/11

**Lot Size:** 25'x100'

**Total Buildable:** 10,100 sf

**Zoning:** R7A

**FAR:** 4.0

**2017/2018 RE Tax:** \$8,447

**Mortgage:** Delivered Free and Clear

**Exclusively Represented by:**

Lou Moskowitz  
lou@hellerorg.com  
C: 917-671-6844

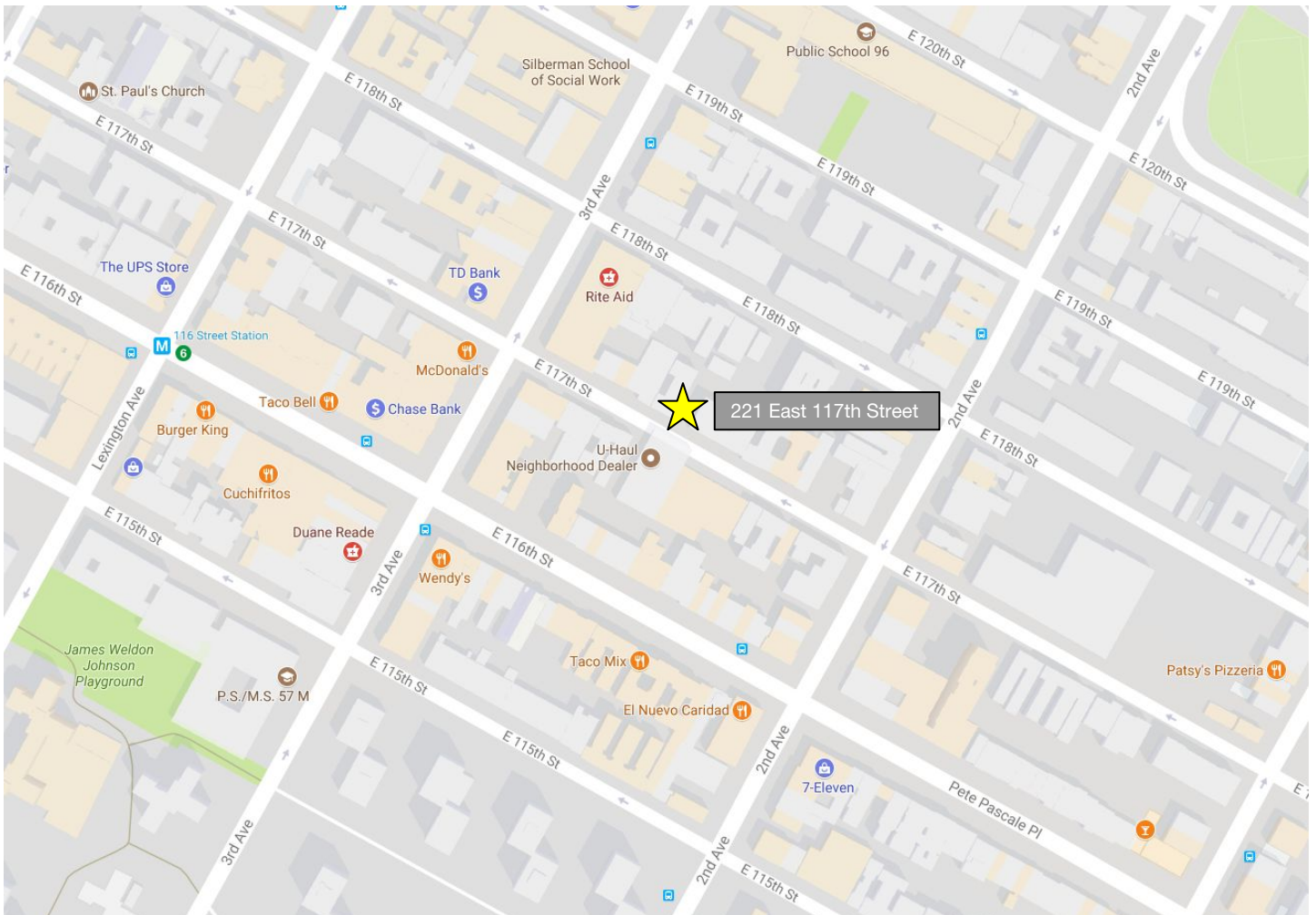
Stephen Weber  
stephen.weber@helleorg.com  
C: 917-526-2663

**ASKING \$2,600,000 - Cash**  
**\$257 pbsf**



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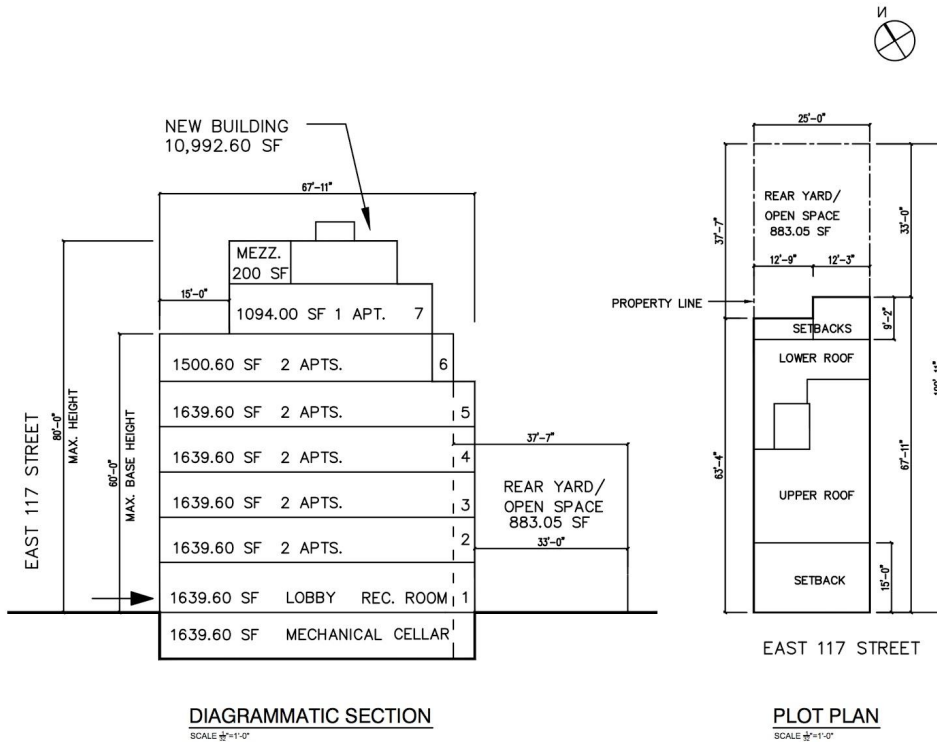
- Located within the recently upzoned East Harlem neighborhood  
<https://www1.nyc.gov/site/planning/plans/east-harlem/east-harlem.page>
- Convenient to transportation: short walk to 116th Street MTA station stop on 6 train and the 2nd, 3rd and Lexington Avenue N/S MTA bus routes
- Area residential condo sale comps show strong demand for new construction averaging \$1000 psf



54 West 21<sup>st</sup> Street, 6<sup>th</sup> FLOOR | NEW YORK, NY 10010 | P: 212 366-5034 | F: 917 591-0590

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221 E 117 STREET



BLOCK: 1667  
LOT: 11

ZONING DISTRICT: R7A  
QUALITY HOUSING PROGRAM IS MANDATORY

LOT AREA: 2523 SF  
MAX. FAR: 4.0  
MAX. ZONING AREA: 10,092 SF

ADD TO RESIDENTIAL FLOOR AREA:  
RECREATION SPACE: 10,092 SF x 3.3 % = 333 SF  
TRASH ROOM 12 SF/ FL. X 6 = 72 SF  
50% OF CORRIDOR AREA 52.5 SF/FL. X 6 = 315 S  
MEZZANINE 200 SF (1/3 OF 7TH FL. APT. AREA)  
TOTAL ALLOWED RESIDENTIAL AREA: 11,012 SF  
TOTAL PROPOSED RESIDENTIAL AREA: 10,992.60 S

REQ'D OPEN SPACE 35% = 883.05 SF

## 7 STORY RESIDENTIAL BUILDING

DRAWING SUBMITTED FOR ILLUSTRATIVE PURPOSES ONL  
REVISED 8-25-20'

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