



FOR SALE
151-155 East 121st Street
New York, NY 10035



East Harlem Mixed-Use
Development Opportunity

151-155 East 121st Street, New York, NY 10035

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- Rare 3-lot assemblage in the heart of East Harlem with a combined 52.26' of frontage and 4,125.5 SF
- 4.66 FAR across Lots 24 & 25, 3.00 FAR on Lot 27, the assemblage delivers 17,362 BSF as-of-right, expandable to 21,195 BSF MIH/UAP.
- Efficient development opportunity with over 52 feet of frontage along 121st street, just off of Lexington Ave
- Positioned just blocks away from the 4, 5 and 6 subway lines and the Harlem-125th Street Metro-North station, offering future residents easy access around the city.
- Situated in a rapidly evolving corridor of East Harlem, surrounded by Marcus Garvey Park, the 125th Street retail and dining corridor, and strong residential demand
- Located within a designated Opportunity Zone, offering potential tax advantages for qualified capital gains investments
- Over 1 million square feet currently in development in the immediate area

Exclusively Represented By
212.544.9500 | arielpa.nyc

Alexander Taic x44
ataic@arielpa.com

Chris Brodhead x100
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Wil Ades x10007
wades@arielpa.com

For Financing
Information: **Anthony Priest x16**
apriest@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. October 5, 2026 2:53 pm

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Property Information	Total	151 E 121st St	153 E 121st St	155 E 121st St
Block / Lot	-	1770 / 24	1770 / 25	1770 / 27
Lot Dimensions	52.26' x 81' (Irr.)	18.5' x 81'	18.59' x 81'	15.17' x 74'
Lot Sq. Ft.	4,126	1,499	1,505	1,122
Zoning	-	R7D/C2-5; EHC	R7D/C2-5; EHC	R7B
FAR (Standard)	4.66 / 3.00	4.66	4.66	3.00
Buildable Sq. Ft. (Standard)	17,362	6,983	7,013	3,366
FAR (UAP)	5.60 / 3.90	5.60	5.60	3.90
Buildable Sq. Ft. (UAP)	21,195	8,392	8,428	4,376
Tax Class	4	4	4	4
Assessment (26/27)	\$263,790	\$94,856	\$95,305	\$73,629
Real Estate Taxes (26/27)	\$28,616	\$10,290	\$10,339	\$7,987

*All square footage/buildable area calculations are approximate and should be verified with an architect

Asking Price: \$3,250,000 | \$153 / BSF (MIH/UAP)

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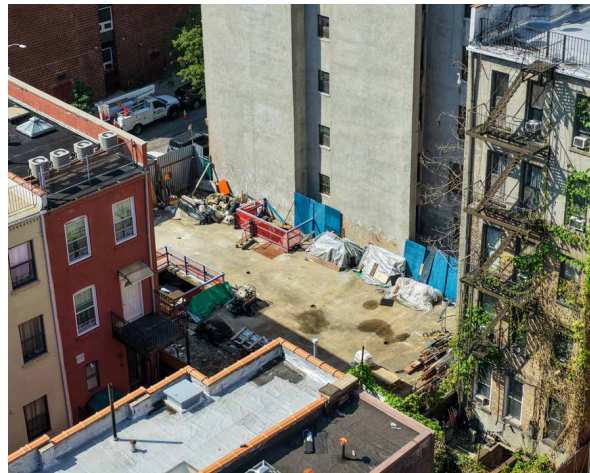
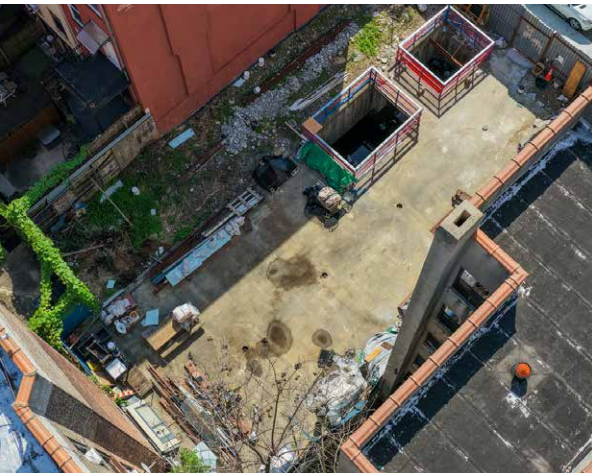
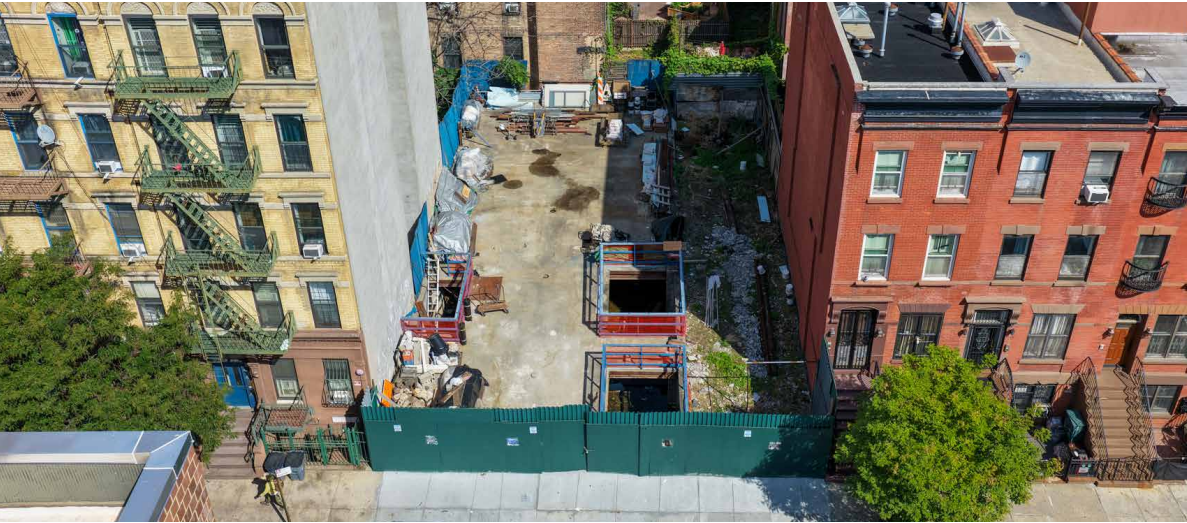
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