



FOR SALE

2252-2254 3rd Avenue, New York, NY 10035

Prime East Harlem Multifamily Development Opportunity | 50,920 MIH Buildable SF



2252-2254 3rd Avenue, New York, NY 10035

Prime East Harlem Multifamily Development Opportunity | 50,920 MIH Buildable SF | **FOR SALE**



- Prime conversion opportunity within the East Harlem Rezoning Corridor
- Currently sits on a 5,092 Sq.Ft. lot positioned as a large big box department store with the ability to be delivered vacant by an owner user occupant
- With 50' of frontage and 50,920 Buildable Square Feet on the lot, this property fits perfectly into the 485X development parameters
- Existing building stands 3 stories high with 14,500 Sq. Ft. and over 36,400 Sq.Ft. in air rights
- Exceptional zoning benefits from favorable C4-6/EHC (MIH) designations, enabling a strong Floor Area Ratio (FAR) potential of up to 10.00 to optimize long-term design layouts
- Excellent commuter convenience with immediate access to major Manhattan transportation networks, including the 4, 5, and 6 subway lines at the nearby 125th Street/Lexington Ave station and the Metro-North Railroad station at 125th Street, alongside multiple local M101, M102, and M103 bus routes running directly along Third and Lexington Avenues.
- Situated in a rapidly evolving corridor of East Harlem, the site is surrounded by a rich mix of local retail hubs, diverse dining options, and public community parks, placing future development directly in the path of ongoing residential demand.
- Located within a designated Opportunity Zone, offering potential tax advantages for qualified capital gains investments.



For More Information Contact Our Exclusive
Sales Agents at 212.544.9500 | arielpa.nyc

Alexander Taic x44
ataic@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

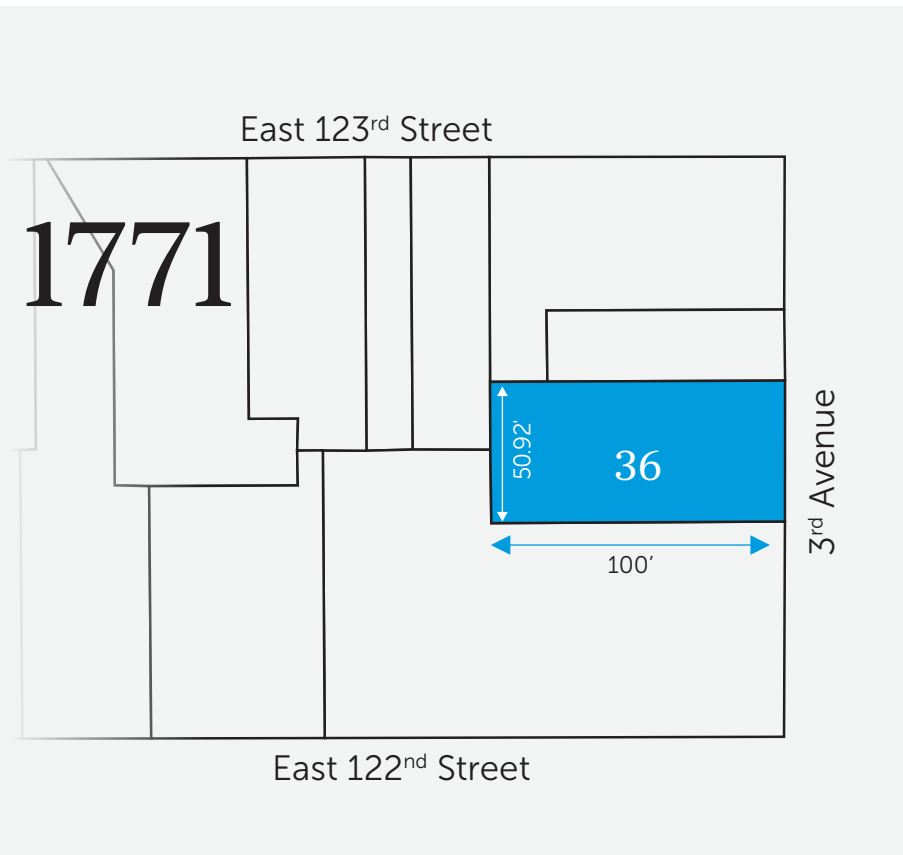
For Financing
Information:

Matthew Swerdlow x56
mswerdlow@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. August 12, 2026 6:08 pm

2252-2254 3rd Avenue, New York, NY 10035

Prime East Harlem Multifamily Development Opportunity | 50,920 MIH Buildable SF | **FOR SALE**



C4-6, EHC

Zoning

5,092

Lot Sq. Ft.

50.92' x 100'

Lot Dimensions

50' x 100'

Building Dimensions

4 5 6

Subway Lines

Development Scenario	FAR	BSF
MIH	10.00	50,920

(All square footage/buildable area calculations are approximate)

Asking Price: \$8,500,000 | \$167 / \$/BSF (MIH)

For More Information Contact Our Exclusive
Sales Agents at 212.544.9500 | arielpa.nyc

Alexander Taic x44
ataic@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@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. August 12, 2026 6:08 pm

2252-2254 3rd Avenue, New York, NY 10035

Prime East Harlem Multifamily Development Opportunity | 50,920 MIH Buildable SF | **FOR SALE**



Property Information

Block / Lot	1771 / 36
Lot Dimensions	50.92' x 100'
Lot Sq. Ft.	5,092
Building Dimensions	50' x 100'
Stories	3
Building Sq. Ft.	14,500
Zoning	C4-6, EHC
FAR (MIH)	10.00
Buildable Sq. Ft. (MIH)	50,920
Air Rights Sq. Ft.	36,420
Tax Class	4
Assessment (26/27)	\$363,150
Real Estate Taxes (26/27)	\$39,395

*All square footage/buildable area calculations are approximate

Asking Price: \$8,500,000 | \$167 / \$/BSF (MIH)

For More Information Contact Our Exclusive
Sales Agents at 212.544.9500 | arielpa.nyc

Alexander Taic x44
ataic@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

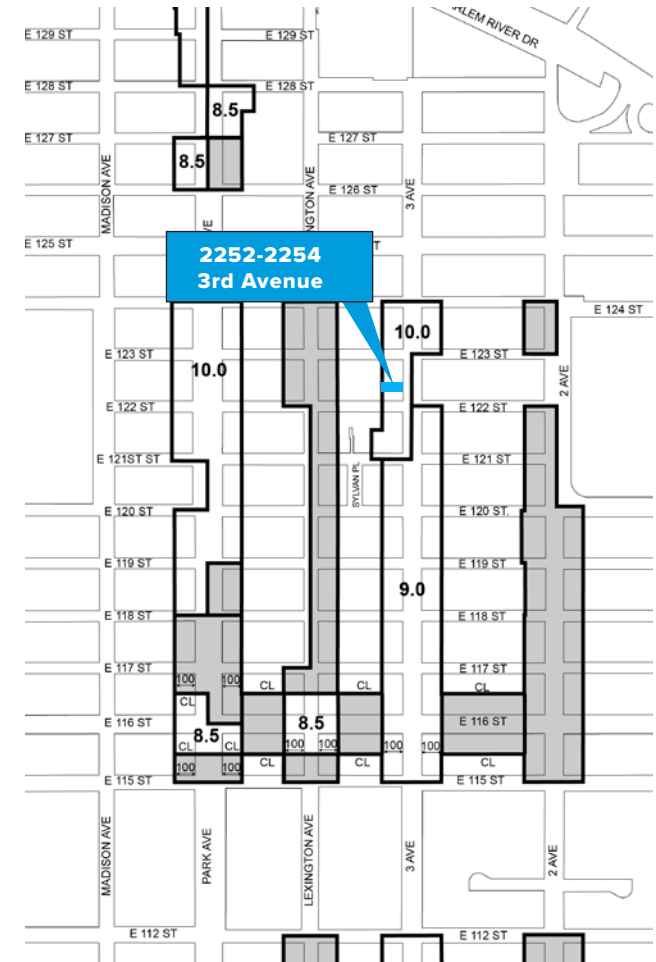
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage 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. August 12, 2026 6:08 pm

2252-2254 3rd Avenue, New York, NY 10035

Prime East Harlem Multifamily Development Opportunity | 50,920 MIH Buildable SF | **FOR SALE**



East Harlem Corridors
Maximum Residential Floor Area Ratio



For More Information Contact Our Exclusive
Sales Agents at 212.544.9500 | arielpa.nyc

Alexander Taic x44
ataic@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

2252-2254 3rd Avenue, New York, NY 10035

Prime East Harlem Multifamily Development Opportunity | 50,920 MIH Buildable SF | **FOR SALE**





Exclusively Represented By
212.544.9500 | arielpa.nyc

Alexander Taic x44
ataic@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@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. August 12, 2026 6:08 pm