

# 228-242 East 122<sup>nd</sup> Street, New York, NY 10035

Premier East Harlem Development Opportunity Rare 21,192 Sq. Ft. Parcel Spanning 210' of Frontage - Opportunity Zone Eligible | FOR SALE

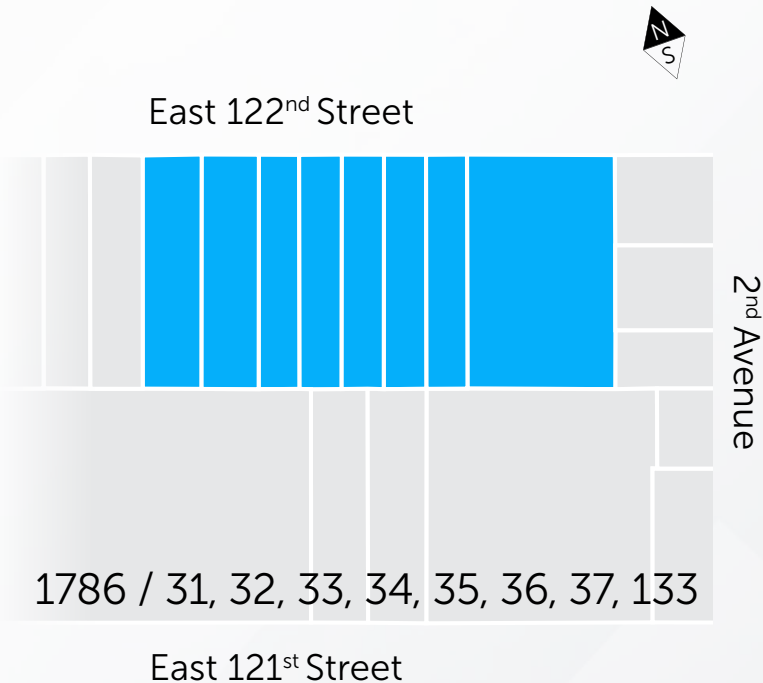
**Ariela**  
GREA Partner





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**209.99' X 100.92**

LOT DIMENSIONS

**R7A**

ZONING

**21,192**

LOT SQ. FT.

**106,172**

BSF (CITY OF YES)

**East Harlem**

LOCATION

**4 5 6**

SUBWAY LINES

Development Scenarios	FAR	BSF
Standard	4.00	84,768
<b>City of Yes</b>	<b>5.01</b>	<b>106,172</b>

\*All square footage/buildable area calculations are approximate

**Asking Price: \$19,000,000 | \$224 / BSF | \$179 / BSF (UAP)**

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

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For Financing Information:

**Matthew Swerdlow x56**  
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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. May 27, 2025 6:39 pm

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Premier East Harlem Development Opportunity Rare 21,192 Sq. Ft. Parcel Spanning 210' of Frontage - Opportunity Zone Eligible | **FOR SALE**



- ▶ With its 21,192 sq. ft. of lot area, 228-242 East 122nd Street is one of the largest vacant parcels in Northern Manhattan
- ▶ 210' of frontage along the south side of East 122nd Street
- ▶ R7A zoning provides 84,768 BSF standard and 106,172 with Universal Affordability Preference
- ▶ Ideal for a large-scale residential, educational or medical facility
- ▶ Unique property size makes it a potential candidate for a rezoning or variance
- ▶ Eligible for Opportunity Zone tax benefits
- ▶ Recent new developments: One East Harlem, The Proton Center, The Smile
- ▶ Local attractions include The East River Plaza, the Hunter School of Social Work, Thomas Jefferson Park, Rao's and Patsy's Pizzeria
- ▶ Direct connection to the 4, 5, 6 subway lines at Lexington Avenue, and the Metro-North 125th Street Station at Park Avenue
- ▶ Close proximity to the future 2nd Avenue Subway which will have entrances at East 125th and East 116th Streets

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Block / Lot		1786 / 31, 32, 33, 34, 35, 36, 37, 133
Lot Dimensions		209.99' x 100.92
Lot Sq. Ft.		21,192
Existing Building Sq. Ft.		11,319
Development Scenarios	FAR	BSF
Standard	4.00	84,768
City of Yes	5.01	106,172
Zoning	R7A	
FAR	4.00	
Buildable Sq. Ft.	84,768	
Assessment (24/25)	\$1,935,270	
Real Estate Taxes (24/25)	\$204,984	

\*All square footage/buildable area calculations are approximate

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