

# 400 West 126<sup>th</sup> Street, New York, NY 10027



Prime Corner Development Site, 160.92' of Wraparound Frontage | **FOR SALE**



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An aerial photograph of a dense urban area, likely in New York City. The image shows a grid of streets with a variety of buildings, including older brick structures and modern high-rises. A prominent feature is a tall, green, textured skyscraper on the left side. In the background, a suspension bridge is visible against a clear blue sky. The overall scene is a vibrant, multi-colored cityscape.

# Executive Summary

# 400 West 126<sup>th</sup> Street, New York, NY 10027

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*Ariel Property Advisors presents 400 West 126th Street, a premier Harlem development opportunity that includes additional air rights from a neighboring property.*

The ~6,018 square foot, irregularly shaped parcel boasts 160.92' of wraparound frontage at the corner of Morningside Avenue & West 126th Street. It currently consists of a vacant parcel and a former rectory.

## Property Highlights

**Exceptional Scale:** Along with air rights transferred from Lot 70 & 67, R7A zoning provides 45,090 ZFA of Standard FAR and up to 57,593 ZFA with on-site affordable housing.

**Layout & Use Optionality:** Prime corner location provides significant flexibility, ensuring optimal unit layouts and natural light across a variety of project types.

**Strong Upper Manhattan Residential Hub:** Centrally located among several recently constructed rental and condominium properties, the property is an ideal candidate for residential development. Close proximity to Columbia University present a compelling candidate for student housing.

**Retail Convenience:** The site is steps away from the bustling retail corridors of West 125th Street and Frederick Douglass Boulevard, which feature a mix of national brands and local favorites.

Offering exceptional scale, flexible design and a strategic location, 400 West 126th Street represents a rare and unique Upper Manhattan development opportunity.



Asking Price: \$8,900,000 | \$197 / ZFA (Market Rate) | \$155 / ZFA (W/ Affordable)

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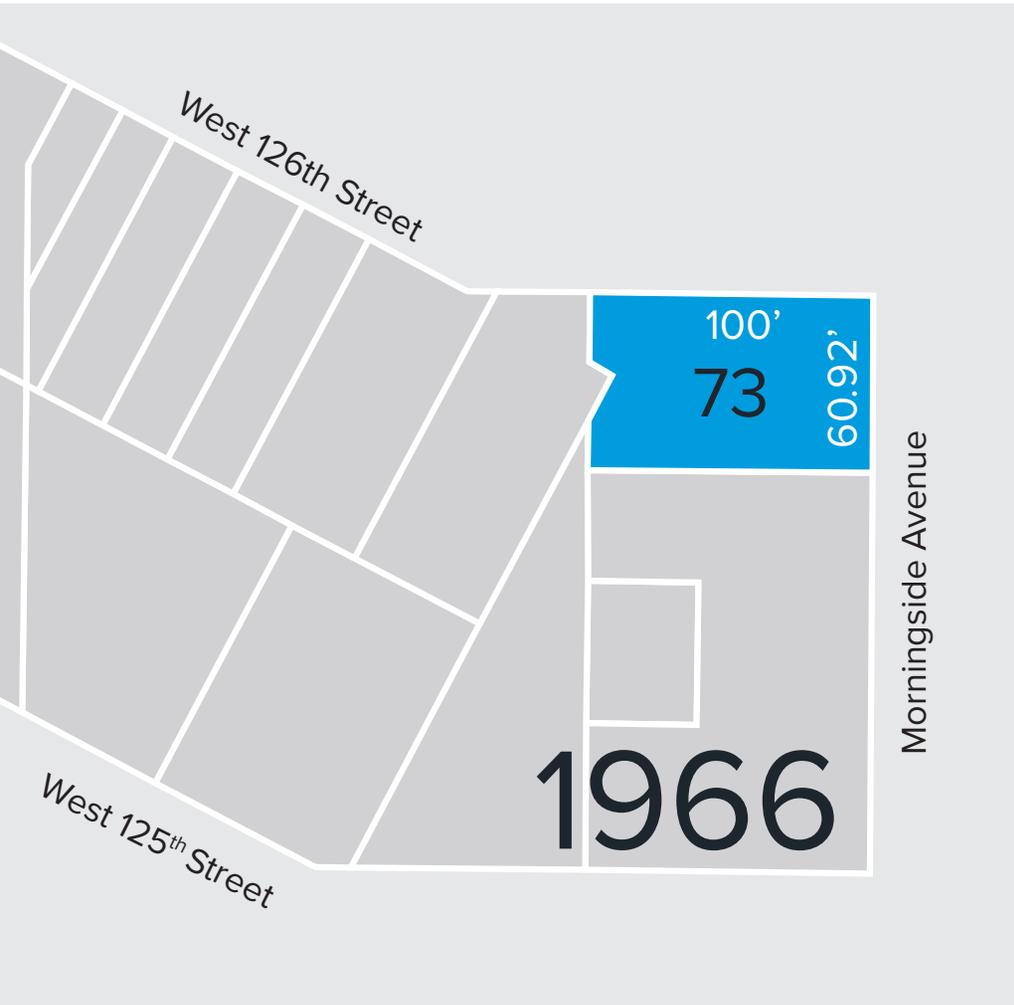
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## 6,018

Lot Sq. Ft.

## 60.92' x 100'

Lot Dimensions

## R7A

Zoning



Subway Lines

Development Scenario	ZFA
Proposed ZFA - Market Rate	45,090
Proposed ZFA w/ Affordable	57,593

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## Property Information

Block / Lot	1966 / 73
Lot Dimensions	60.92' x 100'
Lot Sq. Ft.	6,018
Zoning	R7A, 125th
Proposed ZFA - Market Rate	45,090
Proposed ZFA w/ Affordable	57,593
Tax Class	4
Assessment (25/26)	\$488,970
Real Estate Taxes (25/26)	\$53,043

\*All square footage/buildable area calculations are approximate

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A low-angle photograph of the Apollo Theater building in Harlem, New York. The building is a grand, classical-style structure with white columns and a decorative cornice. A tall, vertical sign on the left side of the building reads "APOLLO" in red, neon-style letters. In the foreground, a large, illuminated sign features the word "APOLLO" in red, neon-style letters at the top. Below it, a dark sign with white text reads "WELCOME TO THE WORLD FAMOUS APOLLO THEATER". The sky is a clear, bright blue. The overall scene is brightly lit, suggesting a sunny day.

# Neighborhood Information

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## Welcome to Harlem

Harlem's 125th Street is undergoing a dramatic transformation led by the 2024 arrival of major retailers like Trader Joe's, Target, and Sephora at the new Urban League Empowerment Center. Cultural milestones are also reshaping the corridor, highlighted by the November 2025 opening of the new Studio Museum in Harlem and the ongoing renovation of the legendary Apollo Theater, which is set to debut a modernized lobby and soundstage in 2026.

The area dining scene has also modernized with a blend of celebrity-backed ventures and popular fast-casual chains. New highlights include "Wonder", a multi-restaurant delivery hub featuring Bobby Flay and Marcus Samuelsson, alongside local expansions like PB Brasserie Steak House and L.A. Sweets NY. Combined with newcomers like Dave's Hot Chicken and Raising Cane's, 125th Street has solidified its status as a premier destination for both shopping and dining.

The skyline is reaching new heights with glossy developments like the 28-story Renaissance New York Harlem Hotel and Columbia University 34-story residential tower at Broadway. These high-rises are joined by massive mixed-use projects such as the 21-story National Black Theatre redevelopment, which combines luxury housing with permanent cultural space to ensure the neighborhood's artistic heritage remains central to its growth.



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## Neighborhood Attractions

### Columbia University

A premier Ivy League institution founded in 1754, Columbia University spans 2 large campuses in nearby Morningside Heights and Manhattanville. Home to 35,000+ students and roughly 7,200 faculty, it is a major economic driver for the region.



### City College of New York

Founded in 1847, City College is the flagship institution of the CUNY system. Its 35-acre Hamilton Heights campus is home to nearly 14,500 students and 1,900 faculty.



### The Factory District

A 1.5 million RSF commercial that includes the architecturally distinct Taystee Lab Building, the Malt House, the Mink Building and The Sweets Building. It serves as a hub for lab users, growing non-profits and start-up companies.

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**Transit Accessibility:**  
Easy access to mass transit is provided by A-C-B-D trains at West 125th Street & St. Nicholas Avenue, as well as the 1 train at West 125th Street & Broadway.

**FOOD & BEVERAGE**

1. McDonald's
2. Chick-fil-A
3. KFC
4. Corner Social
5. Matrix Lounge Restaurant
6. Red Rooster Harlem
7. PB Brasserie steak house
8. Starbucks
9. Harlem Wine and Spirits

**RETAIL**

1. CVS
2. Old Navy
3. P.C. Richard & Son
4. Capsule NYC
5. Trader Joe's
6. SEPHORA
7. H&M
8. Whole Foods Market
9. JC Wireless Center
10. Marshalls
11. Gap Factory
12. Harlem Center

**BANK**

1. Chase Bank
2. Citi Bank
3. Wells Fargo Bank



An aerial photograph of a city street, likely in New York City, showing a mix of old and new buildings. A prominent, modern skyscraper with a glass facade is the central focus. The street is lined with cars and has a crosswalk visible. The sky is blue with some clouds. The text "Market Overview" is overlaid in the center of the image.

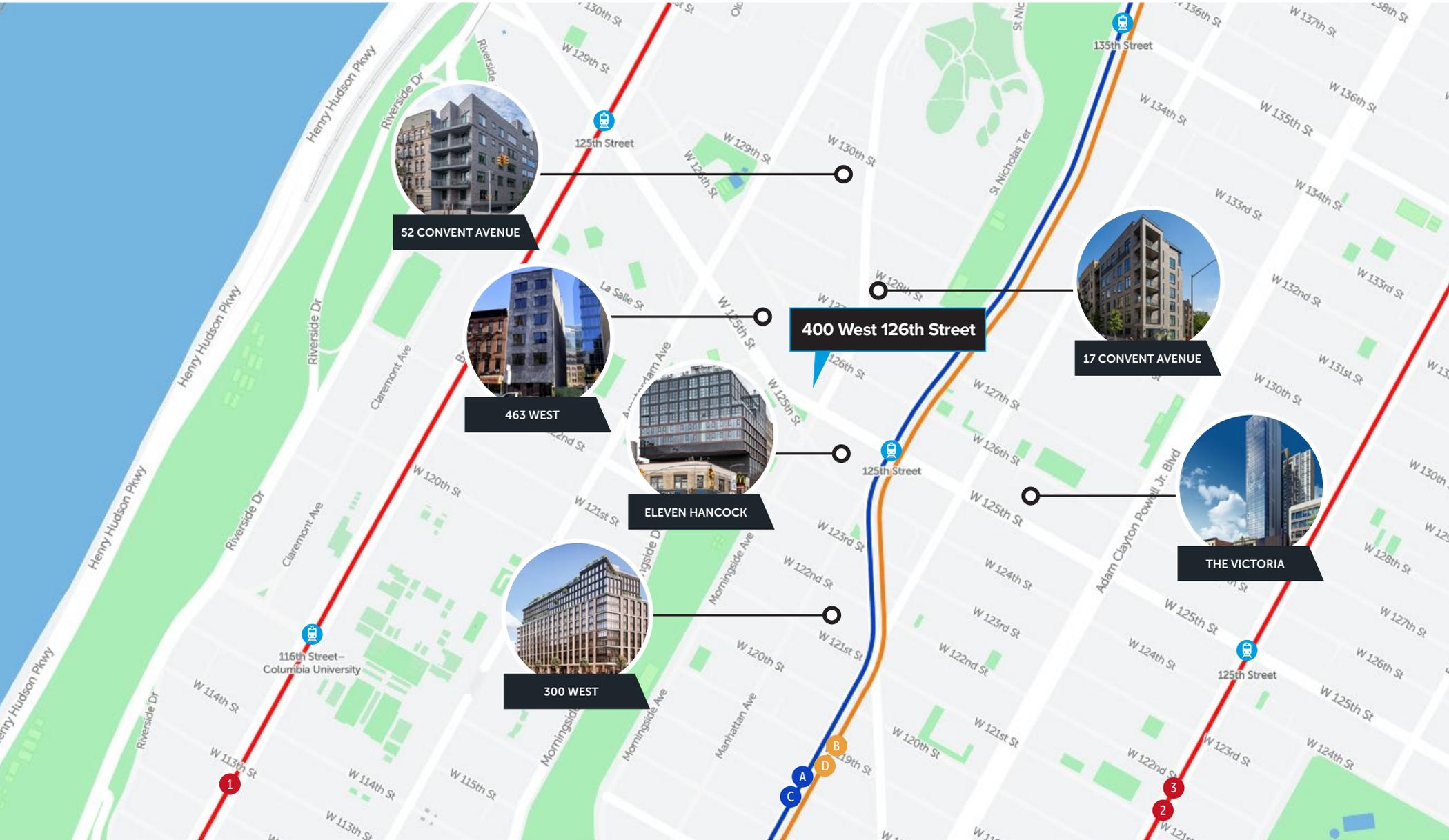
# Market Overview

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## Condo & Rental Residential Developments



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## Condo Residential Developments

52 Convent Avenue



300 West



Eleven Hancock



17 Convent Avenue



Address	52 Convent Avenue	300 West 122nd Street	11 Hancock Place	17 Convent Avenue
Stories	7	13	12	7
Units	17	171	71	21
Completion Date	2019	2020	2021	2019
Square Feet	22,724	222,046	124,394	30,737
Amenities	Virtual doorman, landscaped ground-floor rear yard, fitness room and children's playroom, private storage, and bike storage	A pool and sauna, a 3,000 square foot roof deck, adjoining lounge and courtyard, and children and teen rooms	Fitness center, residents lounge, playroom, two large outdoor landscaped spaces, superintendent, pet spa and more	Virtual doorman, residents' lounge with kitchenette, fitness room, rooftop lounge with dining space and BBQ grill, private storage, and bike storage.
Avg. Sellout \$/Sf	\$1,027	\$1,293	\$1,300	\$1,084
Distance (Miles from subject property)	0.3 Miles	0.3 Miles	0.2 Miles	0.1 Miles

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## Rental Residential Developments

463 West



The Victoria Tower Residences



Address	463 West 125th Street	300 West 122nd Street
Stories	6	28
Units	14	191
Completion Date	2024	2021
Square Feet	9,510	421,080
Amenities	Outdoor Spaces, Fitness Center, Washer/Dryer in Unit, Virtual Doorman, Elevator, Storage Lockers	Full-time doorman and concierge, live-in superintendent, elevator, fitness center, rooftop terrace, resident lounge, laundry room, bike storage, parking garage, pet-friendly policy, and on-site building staff
Avg Rent (Studio)	\$3,088	\$2,776
Avg Rent (1BD)	\$4,000	\$3,409
Avg Rent (2BD)	\$5,000	\$4,415
Avg Rent (3BD)	\$6,200	N/A
Distance (Miles from subject property)	0.3 Miles	0.3 Miles

An aerial photograph of a city street intersection. On the left is a tall, modern glass skyscraper. In the center, a building is under construction, surrounded by scaffolding. To the right are older brick buildings. The street has multiple lanes with 'ONLY' markings and crosswalks. The text 'Property Information' is overlaid in the center.

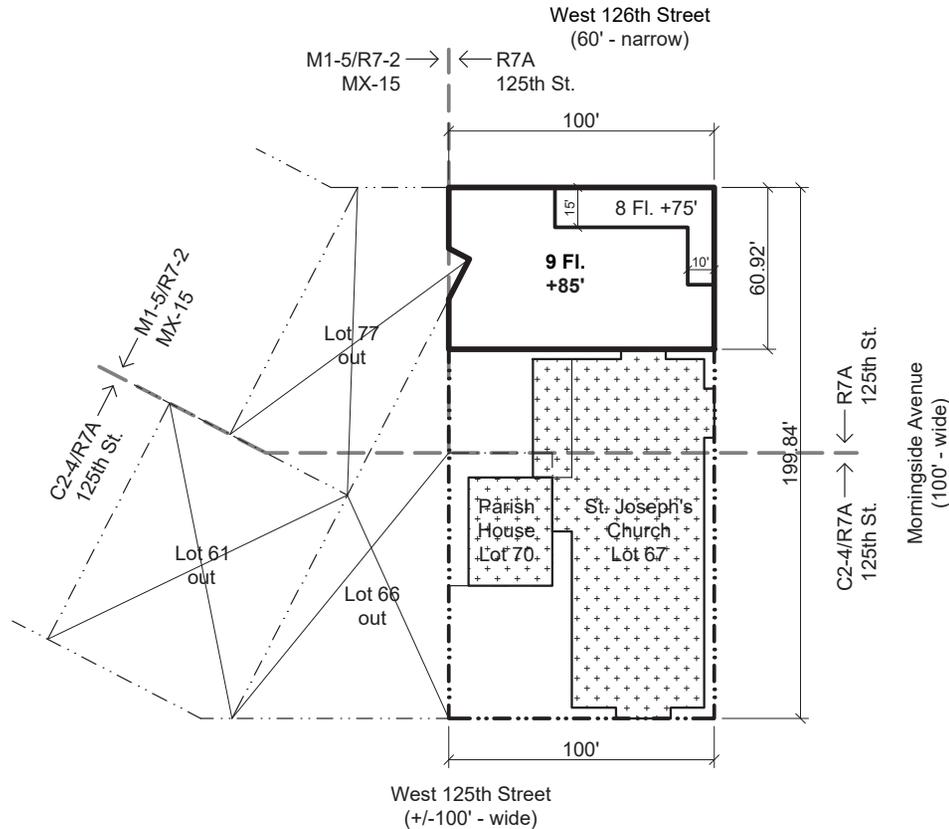
# Property Information

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## Conceptual Zoning Scheme: Option 1, Market-Rate Only



**Zone:** R7A & C2-4/R7A  
Special 125<sup>th</sup> Street District

**Lot Area:** 19,910 SF

**Maximum Permitted Floor Area:**

Standard @ 4 FAR	79,640 ZSF
Less Existing Floor Area	-15,496 ZSF
Available @ 4 FAR	<b>64,145 ZSF</b>

**Used This Scheme:**

**Residential 45,090 ZSF**

Unused @ 4 FAR 19,055 ZSF

Loss is due to limits of the available envelope.

**Floor-to-floor Heights:**

1	10.25'	Residential
2-8	9.25'	Residential
9	10.00'	Residential
	85.00'	Building Height

**Floor sizes:**

1-8	6,018 GSF	Residential
9	4,903 GSF	Residential
Total	53,047	Gross Square Feet

By Development Consulting Services, Inc.

Note: Information provided regarding floor area calculations for illustrative, conceptual use only and is subject to change. All prospective buyers should consult with independent architects and consultants to independently verify.

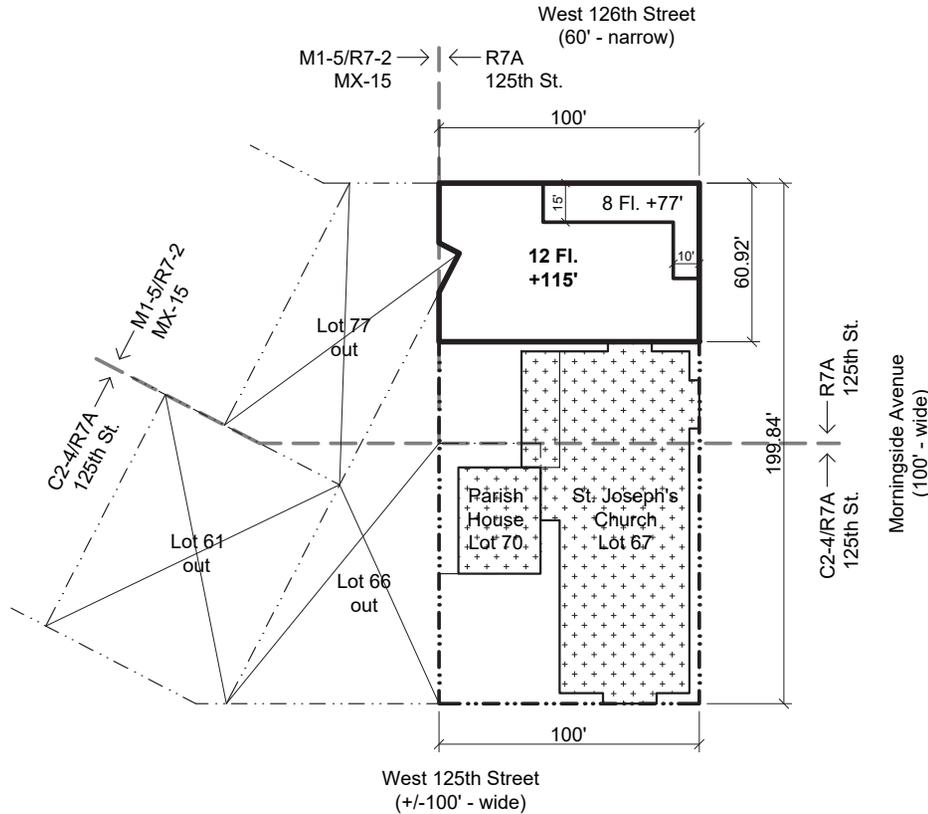
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## Conceptual Zoning Scheme: With On-Site Affordable



**Zone:** R7A & C2-4/R7A  
Special 125<sup>th</sup> Street District

**Lot Area:** 19,910 SF

**Maximum Permitted Floor Area:**

Standard @ 4 FAR	79,640 ZSF
Less Existing Floor Area	-15,496 ZSF
Available @ 4 FAR	<b>64,145 ZSF</b>
Maximum Affordable Increment @ 1.01 FAR	20,109 ZSF
Maximum Available with Affordable @ 5.01 FAR	<b>84,254 ZSF</b>

**Used This Scheme:**  
**Residential (See Note 2)**      **57,593 ZSF**

**Floor-to-floor Heights:**

1	10.5'	Residential
2-12	9.5'	Residential
	115'	Building Height

**Floor sizes:**

1-8	6,018 GSF	Residential
9-12	4,903 GSF	Residential
<b>Total</b>	<b>67,756</b>	<b>Gross Square Feet</b>

By Development Consulting Services, Inc.

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## Confidentiality & Conditions

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of **400 W 126th St, New York, NY 10027 (the "Property")**.

This brochure was prepared by Ariel Property Advisors, and has been reviewed by representatives of Ownership. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Ariel Property Advisors or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, Ariel Property Advisors nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

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It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Ariel Property Advisors does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

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In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents.

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**Ariela**  
GREA Partner

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