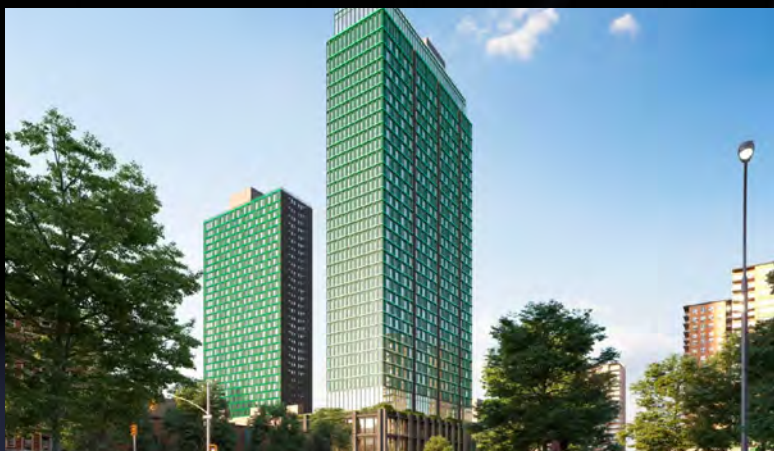




DEVELOPMENT SITE FOR SALE



**136,200
SQUARE
FEET**



1725-1735 PARK AVENUE

Corner of 121st Street and Park Avenue

GAVIOS
REALTY GROUP, LLC

SPECIAL ZONING DISTRICT: EAST HARLEM CORRIDORS DISTRICT (EHC).

Zoning District: M1-6/R10

Opportunity Zone: May qualify for tax incentives

M1-6

M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Although new industrial buildings are usually low-rise structures that fit within sky exposure planes, commercial and community facility buildings can be constructed as towers in M1-3 through M1-6 districts. In the M1-6 district, mapped only in Manhattan, an FAR of 12 can be achieved with a bonus for a public plaza.

R10

R10 districts are mapped along portions of Fifth and Park Avenues in Manhattan; however, most buildings that conform to the R10 building envelope are found in commercial districts with a residential district equivalent of R10, the highest residential density in the city. Much of Midtown, Lower Manhattan and major avenues in Manhattan, as well as parts of Downtown Brooklyn and Long Island City, are mapped at R10 density. The floor area ratio (FAR) is 10.0. Developers may choose between Quality Housing regulations or tower regulations; height factor regulations are not applicable. Residential and mixed buildings can receive a residential floor area bonus for the creation or preservation of affordable housing, pursuant to the Inclusionary Housing Program

EAST HARLEM- CENTRAL HARLEM AREA



The Zoning District and Special Zoning District allow a wide range of commercial, residential, and light Manufacturing uses.



1725-1735 PARK AVENUE

TOTAL BUILDABLE SQUARE FEET
136, 200 SQUARE FEET

CURRENT BUILT AREA
31,190 SQUARE FEET

LOT SIZE
13,620 SQUARE FEET

DIMENSIONS
151.33 X 90 FT

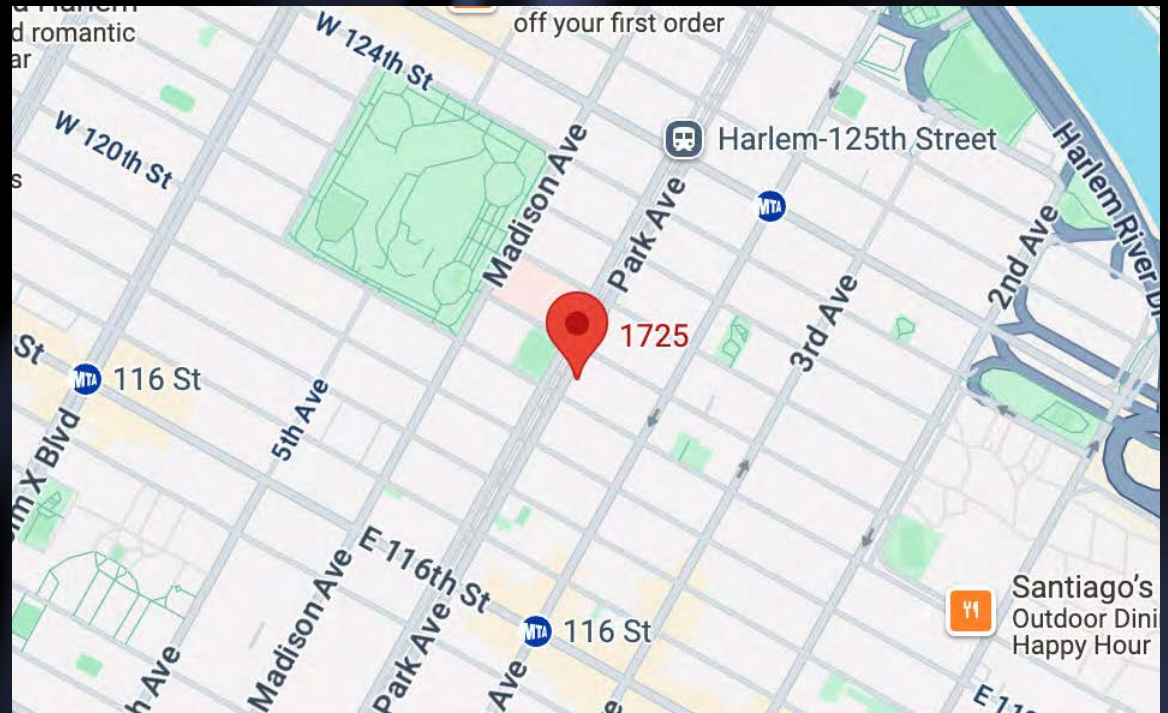
BLOCK & LOT
01769-0003

COMMUNITY DISTRICT 11
SCHOOL DISTRICT 4

CURRENT STATUS

Currently 3 story building with office and retail component. Can be delivered vacant.

SURROUNDING NEIGHBORHOOD



Close proximity to Mt Sinai Hospital (Main Campus), Columbia University, 4 blocks from Metro North Station on 125th Street. Near 125th Street Shopping Hub, Marcus Garvey Park, Central Park, Whole Foods, Target, Nordstrom Rack, Burlington Coat Factory, American Eagle, Marshalls, TJ Max, Food Bazaar, Metro North

4

5

6

RECENT CONSTRUCTION IN HARLEM

RESIDENTIAL

- **Sendero Verde:** A large, sustainable affordable housing complex in East Harlem that is certified as the largest Passive House project in the nation. Phase 2 of this complex opened in early 2024.
- **The Smile:** A mixed-use building in East Harlem, designed by Bjarke Ingels Group (BIG), that welcomed its first residents in late 2020. This building features a distinctive, curving façade and includes apartments and ground-floor retail.
- **One45 for Harlem:** A plan for a 1,000-unit residential complex on 145th Street was approved by the City Council in July 2025. While construction is still pending, the initial approvals for this massive, multi-tower development fall within the last five-year period.



RECENT CONSTRUCTION IN HARLEM

MIXED-USE AND COMMERCIAL

- **Urban Empowerment Center:** The National Urban League built its new headquarters at 117 West 125th Street. The 17-story, mixed-use building also includes office space and retail.
- **The Davis Center:** A new \$160 million community center was unveiled in April 2025 next to Central Park's Harlem Meer. The facility, which replaced a dilapidated rink, includes a turf field that converts into a swimming pool and ice rink.

THE DAVIS CENTER



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RECENT CONSTRUCTION IN HARLEM

PUBLIC HOUSING

- **Harlem River Houses:** Major renovations and modernization projects have taken place at NYCHA's Harlem River Houses, including a \$236 million renovation project that finalized a deal to begin in late 2021.
- **St. Nicholas Houses:** A large-scale, \$477 million modernization of St. Nicholas Houses is underway. The design-build contract for this extensive project was announced in early 2024.

ST. NICHOLAS HOUSES

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