

91 EAST 111TH STREET

New York, New York 10029

Between Madison Avenue & Park Avenue

PROPERTY FEATURES

Block:	1617	Lot:	34
Lot Dimensions:	30.5' x 100.92'	Lot SF:	± 3,078 SF
Zoning:	R9 / C2-5	Neighborhood:	East Harlem
Residential FAR:	7.52	ZFA:	± 23,147 SF ¹
Facility FAR:	10	Facility ZFA:	± 30,780 SF ¹
Tax Class:	4	Taxes (18/19):	\$25,697

¹ As per ZR § 23-692, this parcel is limited by the sliver law (Height Limitations for Narrow Buildings). Please keep this information in mind when underwriting.

Goldenwood Property Advisors is pleased to announce that we have been exclusively hired to market and arrange for the sale of 91 East 111th Street ("The Property"). The Property is currently a vacant parcel located in East Harlem on East 111th Street in between Madison and Park Avenues. The ± 3,078 SF lot offers ± 23,147 buildable residential SF. The R9 / C2-5 zoning allows for a residential tower with a retail base and a community facility component. The property also benefits from a superior location, given its close proximity to the 6 train, 2/3 trains and Central Park. It also lies in the heart of the proposed Sendero Verde development complex.

FOR MORE INFORMATION, PLEASE CONTACT:

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GOLDENWOOD PROPERTY ADVISORS

PRIME DEVELOPMENT SITE IN EAST HARLEM



ASKING PRICE: \$3,100,000

GOLDENWOOD PROPERTY ADVISORS

135 East 57th Street
18th Floor
New York, NY 10022
goldenwoodnyc.com

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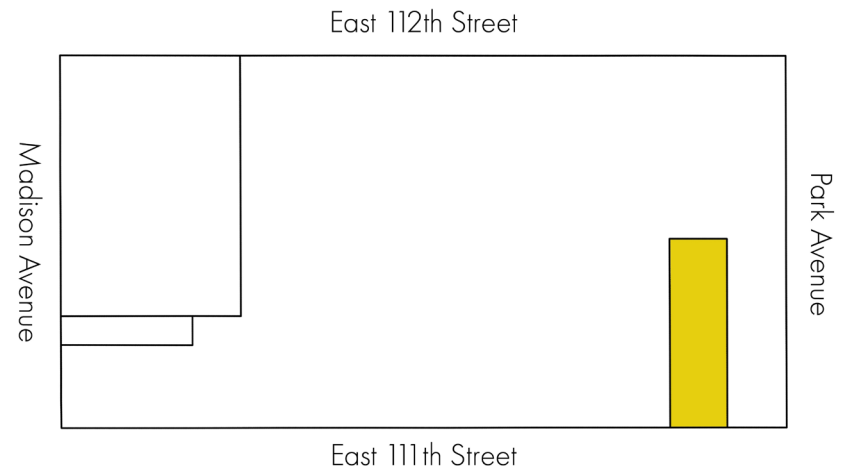
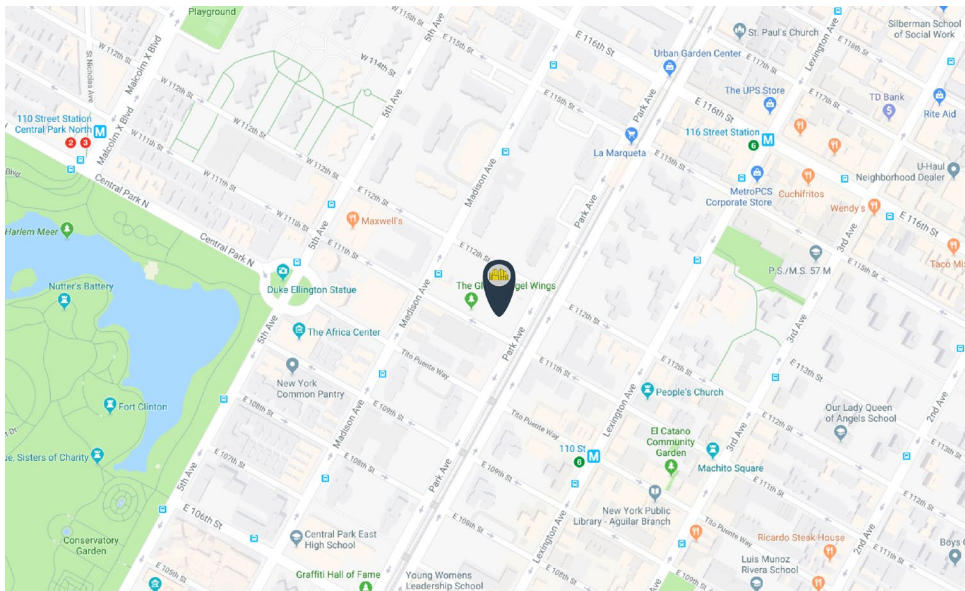
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