

# 91 EAST 111<sup>TH</sup> 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
Facility FAR:	10.0	Facility ZFA:	± 30,780 SF
Taxes (18/19):	\$25,697		

Goldenwood Property Advisors is pleased to announce that we have been exclusively hired to market and arrange for the sale of 91 East 111<sup>th</sup> Street ("The Property"). The Property is currently a vacant parcel located in East Harlem on East 111<sup>th</sup> 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. This site is in the heart of the upcoming development, Sendero Verde, which will feature over 700,000 SF of mixed-use space, including upwards of 400 residential units. East Harlem is evolving, in that residential units are being rented for close to \$50/SF, while condos are being sold for upwards of \$1,000/SF. In addition, the property also benefits from a superior location, given its close proximity to the 6 train, 2/3 trains, Mt. Sinai Hospital, and Central Park.

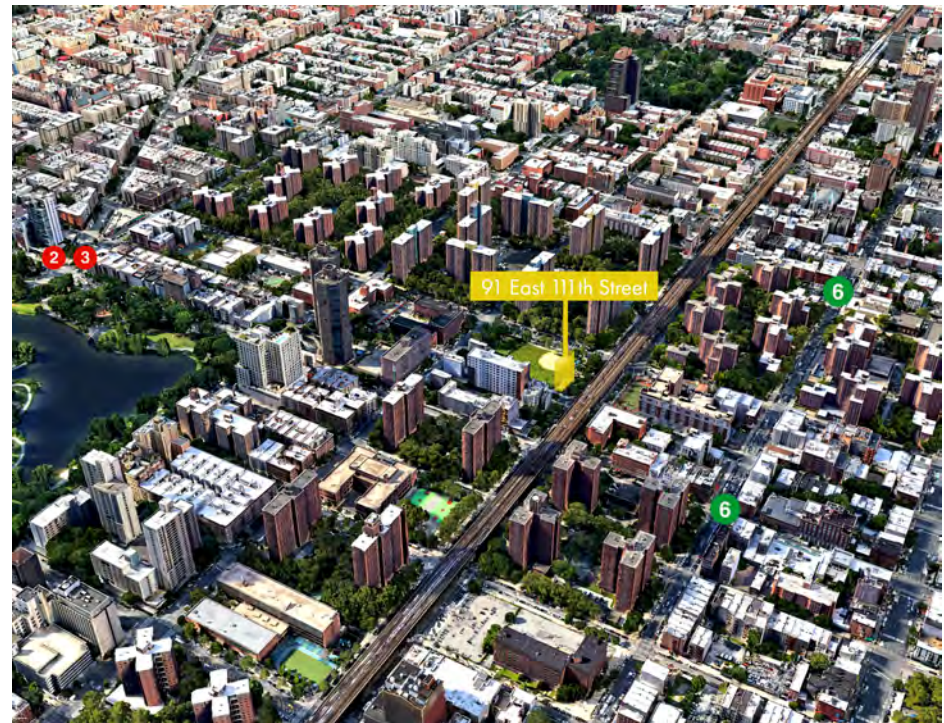
#### FOR MORE INFORMATION, PLEASE CONTACT:

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## PRIME DEVELOPMENT SITE IN EAST HARLEM



ASKING PRICE: \$4,000,000

GOLDENWOOD PROPERTY ADVISORS

135 East 57<sup>th</sup> Street  
18<sup>th</sup> Floor  
New York, NY 10022  
goldenwoodnyc.com

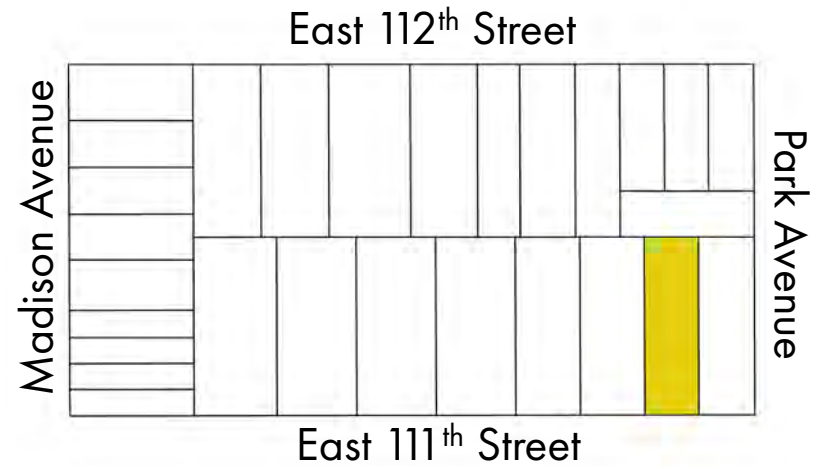
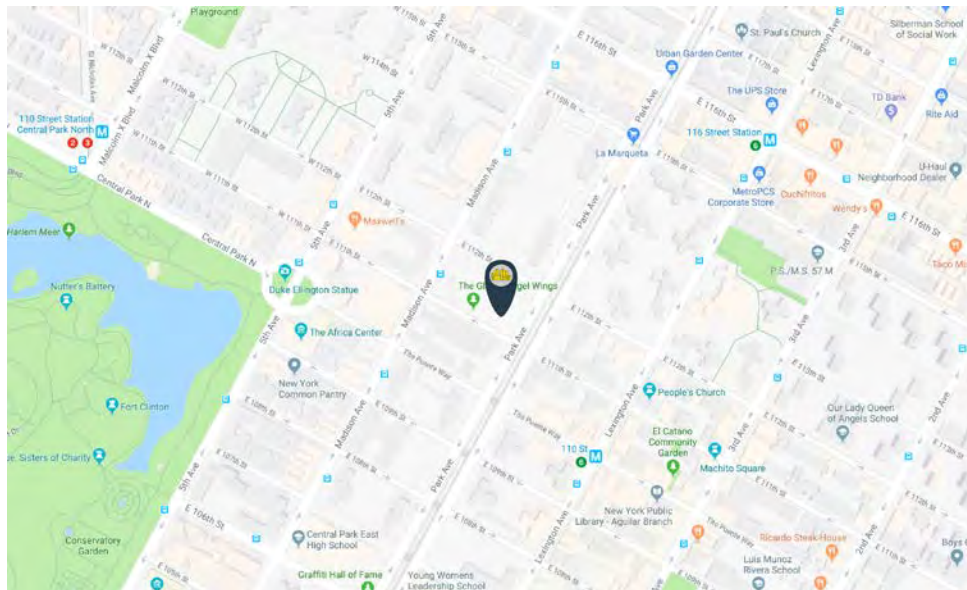
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