



Re/Max Team: 71-15 Northern Blvd, Jackson Heights., NY 11372 Phone: 718-429-4400 Fax 718-424-4821

For Sale: East Harlem Developmental Site

Address: 217 East 119 St, NYC, NY., 10035 (btw: 2nd and 3rd Ave) **Block:** 1784 **Lot:** 9

Lot Size: 50 x 100.92 Lot Sq.Ft. = 5,046

Zoning: R7A. The F.A.R (floor to Area ratio) is 4.0. (As of right: 20,184 SF buildable)

Note: Under an agreement between the owners of the subject property and the owners of the adjacent lot (223 East 119th Street, Block 1784, Lot 11). Lot 11 transferred all of its excess development rights less 300 square feet to the subject site.

Since Lot 11 has 2,523 square feet and can be built to a density of 4.0x FAR, the transferrable development rights are calculated as follows:
 $2,523 \text{ SF} \times 4.0 \text{ FAR} - 300 \text{ SF} = 9,792 \text{ SF}$

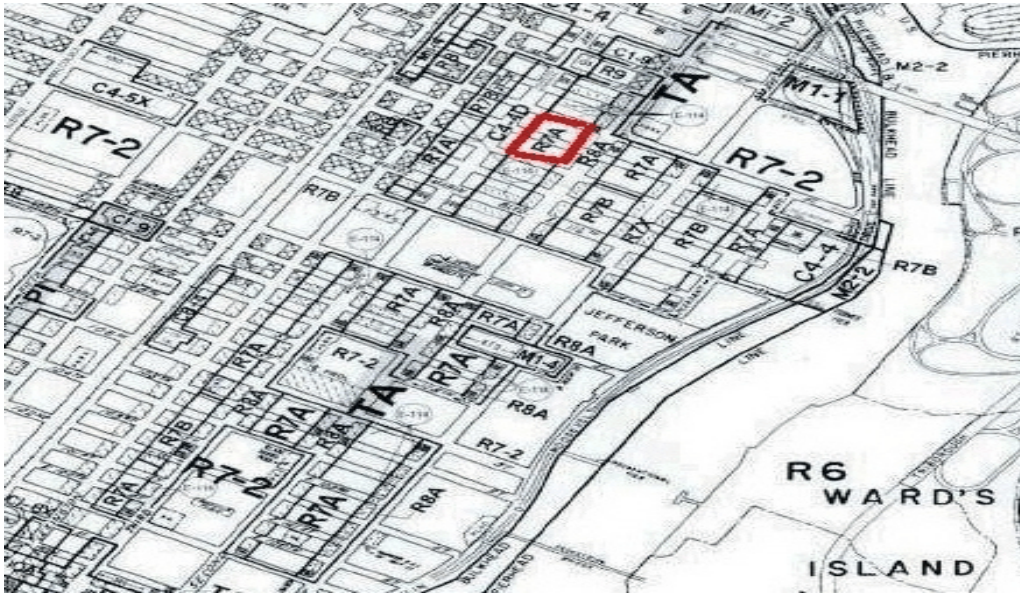
Added to the subject's 20,184 developmental square feet as of right, gives a total developmental area as follows: $20,184 \text{ SF} + 9,792 \text{ SF} = 29,976 \text{ SF}$

Price: \$2,750,000 (\$91.74 per Sq.Ft. Buildable)

For any question pertaining to this property, contact exclusive brokers:
Victor Weinberger (917) 806-7040 (cell) or **Nick Psomopoulos** (917)-882-3230 (cell)



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2nd Ave View



3rd Ave View

