

303 E 109th St

Mixed Use Townhouse : Block & Lot 1681-104 : Upper East Side

303 East 109th Street is a rare 25' wide, 126' deep development site just off of East Harlem's Second Avenue commercial corridor. Though a 4,788 sq. ft. building with tenants currently occupies the site, the property can be delivered vacant. Located within 100' from the avenue, the property boasts R8A/C1 - 5 zoning, and has DOB approved plans for a 17,790 sq. ft residential building. The approved plans consist of twelve 12 one bedroom and 2 two-bed - room units. Nearby residential developments, such as 227 East 111th Street, Magnolia Mansion, and The Ivy have consistently pushed East Harlem sellout values to new heights.

\$2,999,999 (Approx. \$600 /Sq.Ft.)

\$2,500 Annual RE Taxes

- 4 Units
- 4 Floors
- 18 Rooms
- 9 Baths

Lot Dimensions: 25x126
Building Dimensions: 21x57
Bldg Sq. Footage: 5,000



All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified