

508-512 E 117th St

Mixed Use Townhouse : Block & Lot 1715-46,47 : East Harlem

\$7,000,000 (Approx. \$336 /Sq.Ft.)

\$2,500 Annual RE Taxes

- 30 Rooms
- 7 Baths

Lot Dimensions:
Bldg Sq. Footage:

6055
20,829



Three (3) adjacent townhouse buildings with curb cut (65' frontage approx) plus one rear attached building plus large courtyard in Prime East Harlem (508-510-512 E 117th Street)- Heavy retail foot traffic next to Costco, Target, Petsmart, Marshalls and Applebees. This is a tremendous once in a lifetime opportunity for flagship retail or condo conversion within the fastest growing neighborhood in Manhattan. Can be delivered vacant. An independent architect has calculated that the total zoning floor area on the properties could be in excess of 39,300 square feet, which could be utilized for Residential, Community Facility or Commercial use in any Combination. An independent architect measured out the current buildings to be 20,829 above grade or 22,797 sq/ft which includes two small basement spaces but does not include the large courtyard between buildings. Real Estate Taxes \$2,500 per month. Please have your architect or engineer confirm all measurements and zoning analysis.

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