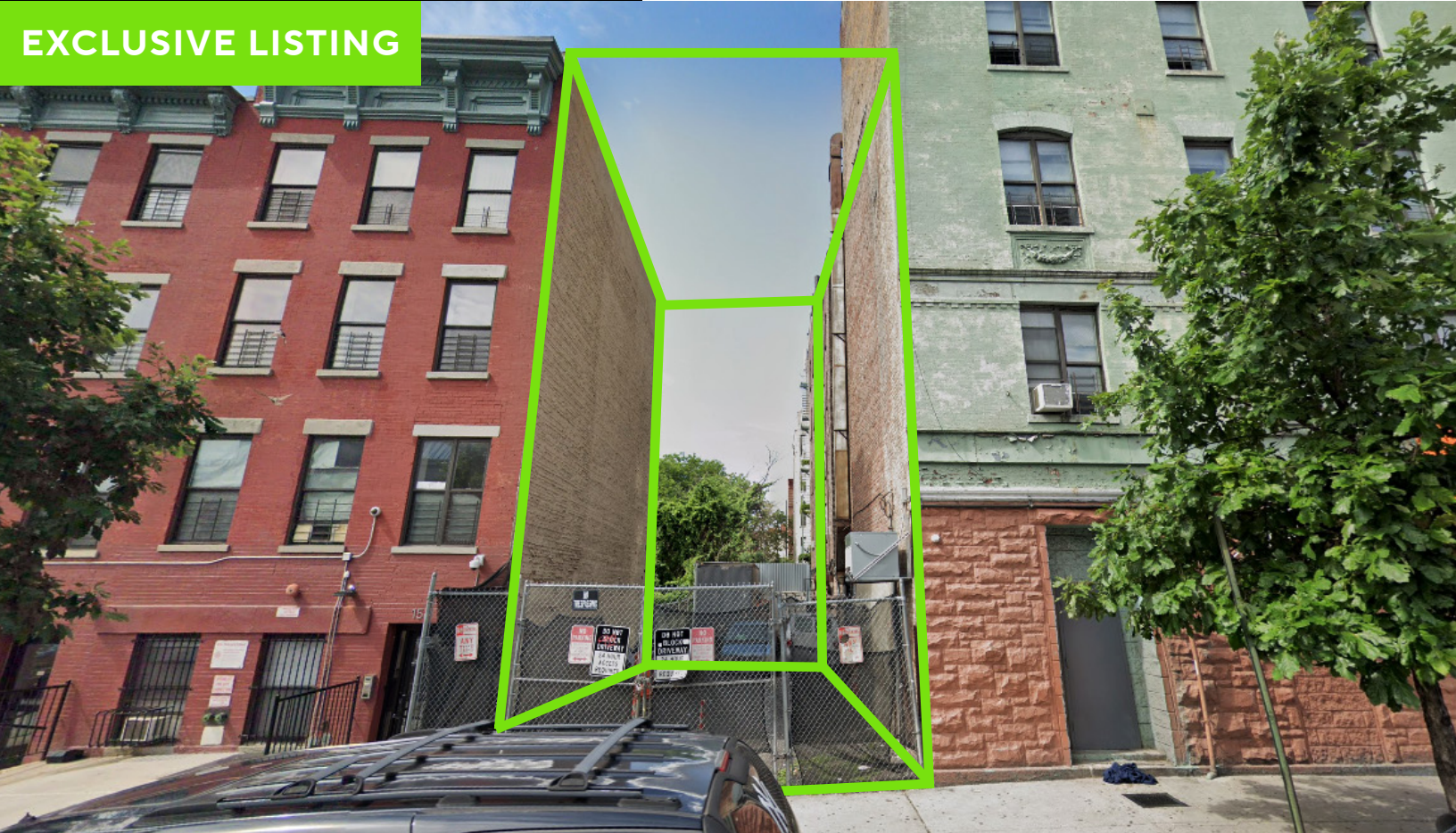


EXCLUSIVE LISTING



OFFERING PRICE

\$1,300,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01772-0051
NEIGHBORHOOD:	East Harlem
CROSS STREETS:	Lexington Avenue & 3rd Avenue
LOT DIMENSIONS:	21.33 ft x 100.92 ft (Approx.)
ZONING:	C2-5 / R7D
FAR (COMMUNITY FACILITY):	4.2
FAR (COMMERCIAL):	2.0
FAR (RESIDENTIAL):	5.6 (Mandatory Inclusionary Housing)
LOT SIZE:	2,153 (Approx.)
TOTAL BUILDABLE SF:	12,057 (Approx.)
TENTATIVE ASSESSMENT (23/24):	\$177,750
TAX RATE (TAX CLASS 4):	10.646%
TAXES (23/24):	\$18,923

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 152 East 124th Street. The subject property is ideally located on the south side of 124th Street between Lexington & 3rd Avenues in Harlem, NY.

The site is a 21' wide development site, situated in a C2-5/ R7D mandatory inclusionary housing zoning district with development potential of 12,057 BSF with MIH. The property is in proximity to numerous new developments and the bustling 125th Street retail corridor. It is one block away from the 4, 5, 6 subway lines at 125th Street & Lexington Avenue & 2 blocks away from the Metro North Railroad at 125th Street & Park Avenue.

LOCATION & TAX MAP



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.