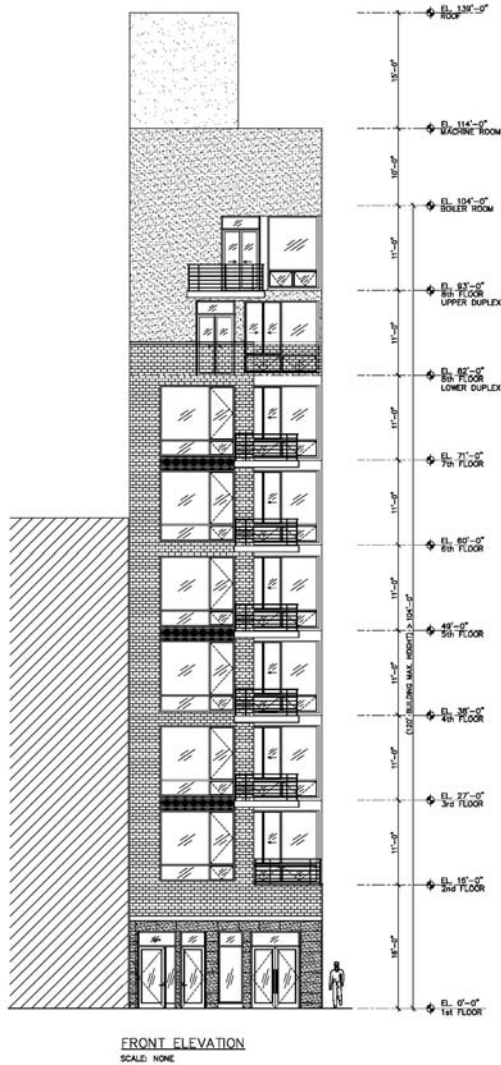


EAST HARLEM Development Package Complete with DOB Approvals

# 2044 SECOND AVENUE



## LOCATION

The East Side SECOND AVENUE between 105<sup>TH</sup> STREET and 106<sup>TH</sup> STREET

## CHARACTERISTICS

BLOCK: 1677  
LOT: 3  
LOT SIZE: 25' X 75'  
FOOTPRINT: 1,875 SF

ZONING: C1-5 / R8A / TA  
BUILDING CLASS: G7  
FAR: 6.5  
TOTAL BUILDABLE: 14,094 SF  
ASSESSMENT (07/08): \$19,800  
ESTIMATED TAXES (07/08): \$2,177

Price: Available Upon Request

## DESCRIPTION

2044 SECOND AVENUE is a prime and clean development site opportunity in the heart of EAST HARLEM. The lot is 25' x 75' and has a footprint of 1,875 SF. The lot sits in a C1-5 / R8A zone and has a FAR of 6.5 for a total potential buildable square footage of 14,094 SF with a community facility included. Package includes developmental plans and will be delivered complete with DOB approvals in place.

## FOR FURTHER INFORMATION, PLEASE CONTACT:

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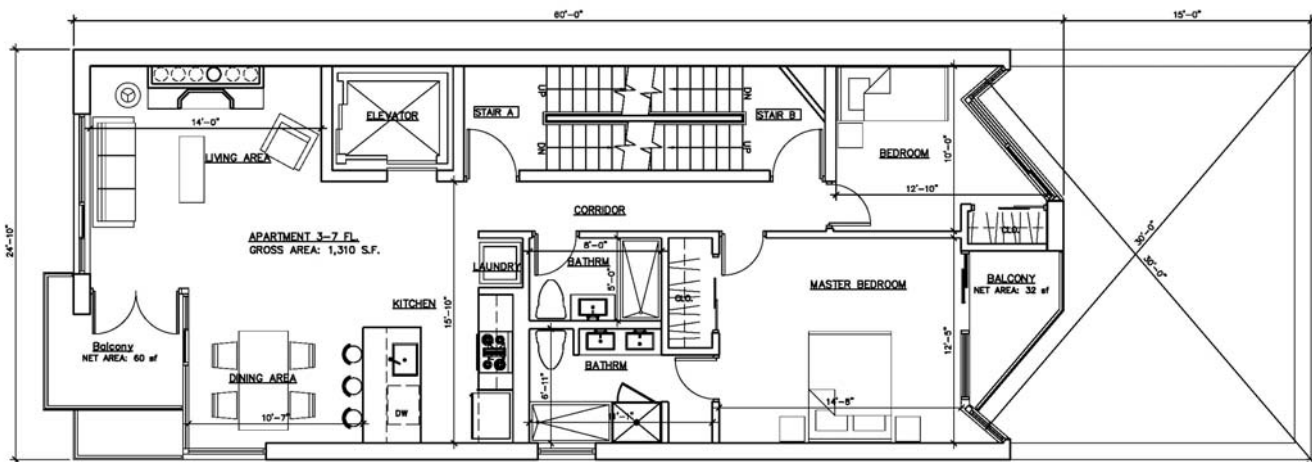
Procuring broker shall not be entitled to a commission even upon producing a ready, willing, and able purchaser or lessee or as the procuring cause of the transaction. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, when, as and if received by us and only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing, is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# 2044 SECOND AVENUE

## Approved Development Square Footage Breakdown

FLOOR AREA DISTRIBUTION								
Floor	Use	Gross Floor Area	Mechanical Deductions	Proposed Floor area	Zoning Allowable Floor Area Total	No. of Dwelling	No. of Comm. Unit	No. of Community Facility
CELLAR	Utility Rooms	944 SF	1,864 SF	0 SF	1,875 x 6.5 = 12,187.5 SF	7	1	1
	Community Facility	920 SF						
	Total	1,864 SF						
1	Residential	431 SF	4.8 SF	426.2 SF				
	Commercial	1,414 SF	21.1 SF	1,392.9 SF				
	Total	1,845 SF	25.9 SF	1,819.1 SF				
2	Residential	1,310 SF	32.8 SF	1,277.2 SF				
3	Residential	1,310 SF	32.8 SF	1,277.2 SF				
4	Residential	1,310 SF	32.8 SF	1,277.2 SF				
5	Residential	1,310 SF	32.8 SF	1,277.2 SF				
6	Residential	1,310 SF	32.8 SF	1,277.2 SF				
7	Residential	1,310 SF	32.8 SF	1,277.2 SF				
8 Lower Duplex	Residential	1,063 SF	24.48 SF	1,038.52 SF				
8 Upper Duplex	Residential	1,063 SF	15.9 SF	1,047.1 SF				
Mech. Rm	Stairway, Hallway	399 SF	4.8 SF	394.2 SF				
TOTAL:		14,094 SF	2,131.88 SF	11,962.12 SF	12,187.5 SF	7	1	1

## Typical Floor Layout



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