

## 498 W 130<sup>th</sup> Street, New York, NY 10027

- ❑ Vacant lot in the Harlem neighborhood of Manhattan.
- ❑ The property consists of 1,245 lot square footage & has 4,980 buildable square feet.
- ❑ Ideal for luxury 4-story two-family development.
- ❑ Resale value \$3,200,000-\$3,600,000.
- ❑ The lot is within walking distance from 125th Street [1] Train Station.
- ❑ Property is also in proximity of 135th Street [A], [B], [C], [D] Train Station.

**ASKING PRICE: \$649,000**  
**PRICE PER BUILDABLE SQUARE**  
**FOOT: \$130.32**





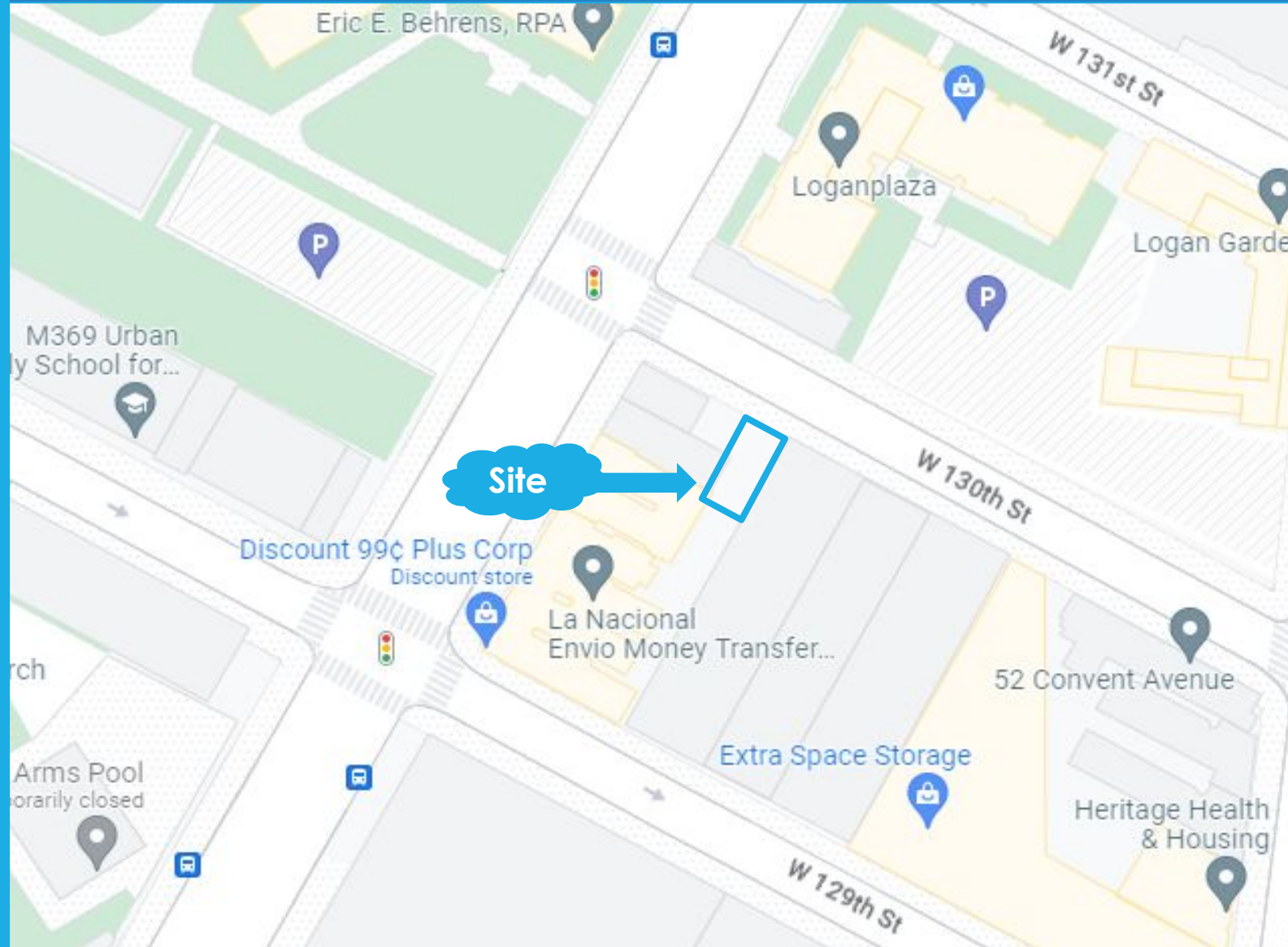
# Investment Highlights

Asset CRG Advisors, LLC has been exclusively retained to market 498 W 130<sup>th</sup> Street, a vacant lot for sale in the Harlem neighborhood of Manhattan.

The property is a 1,245 square foot lot. The lot will be delivered vacant. The property consists of 4,980 buildable square feet. The property is located between Amsterdam Avenue & Convent Avenue.

The property is well positioned with **great access to public transportation**, located near 125<sup>th</sup> Street [1] train station & 135<sup>th</sup> Street [A], [B], [C], [D] train station. The property is also located near multiple [M11], [M101] bus stations.

Ownership has set the **asking price at \$649,000.**



# Financial Overview & Tax Map

## Property Analysis

**Address**  
**498 W 130<sup>th</sup> Street**  
**New York, NY 10027**

**Block/Lot** 1969/78

**Neighborhood** Harlem

**Cross Streets** Amsterdam Avenue & Convent Avenue

**Asset Type** Development

**Lot Size** 25' x 49.83'

**Lot SF** 1,245 SF

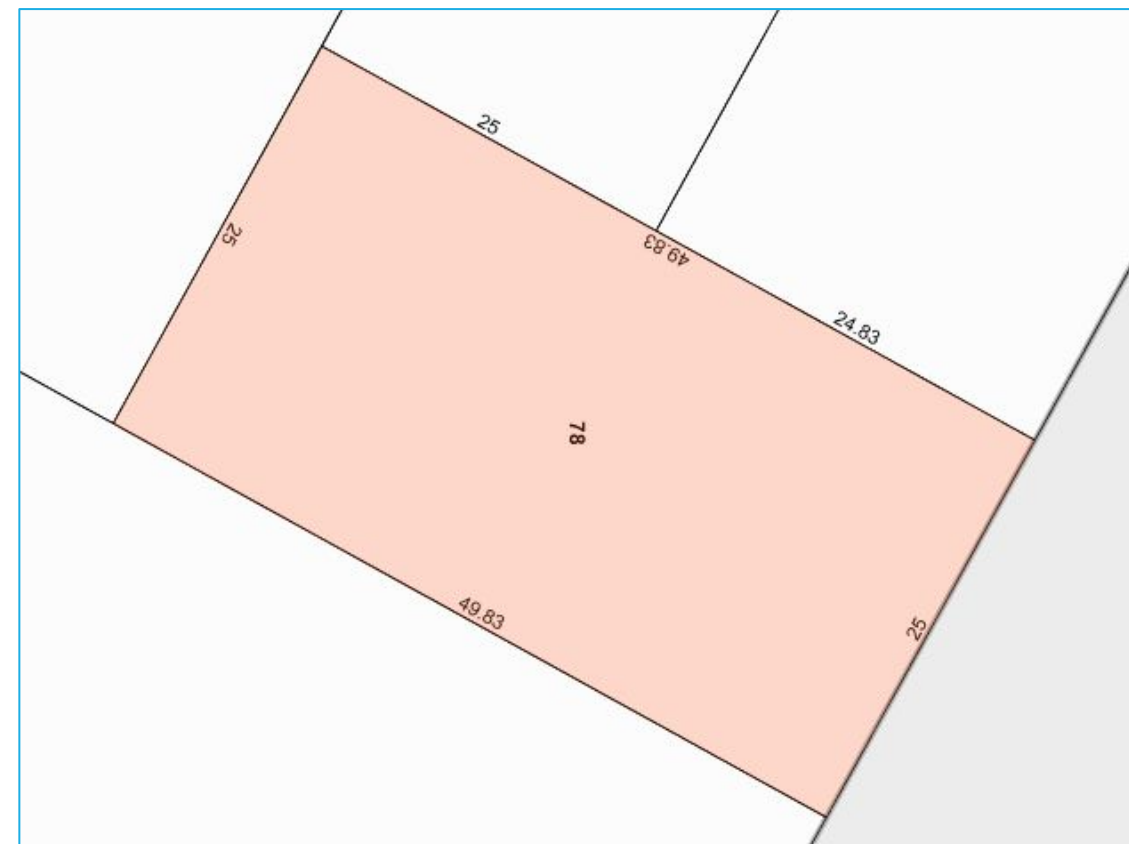
**Zoning** R7A, C1-4

**FAR** 4

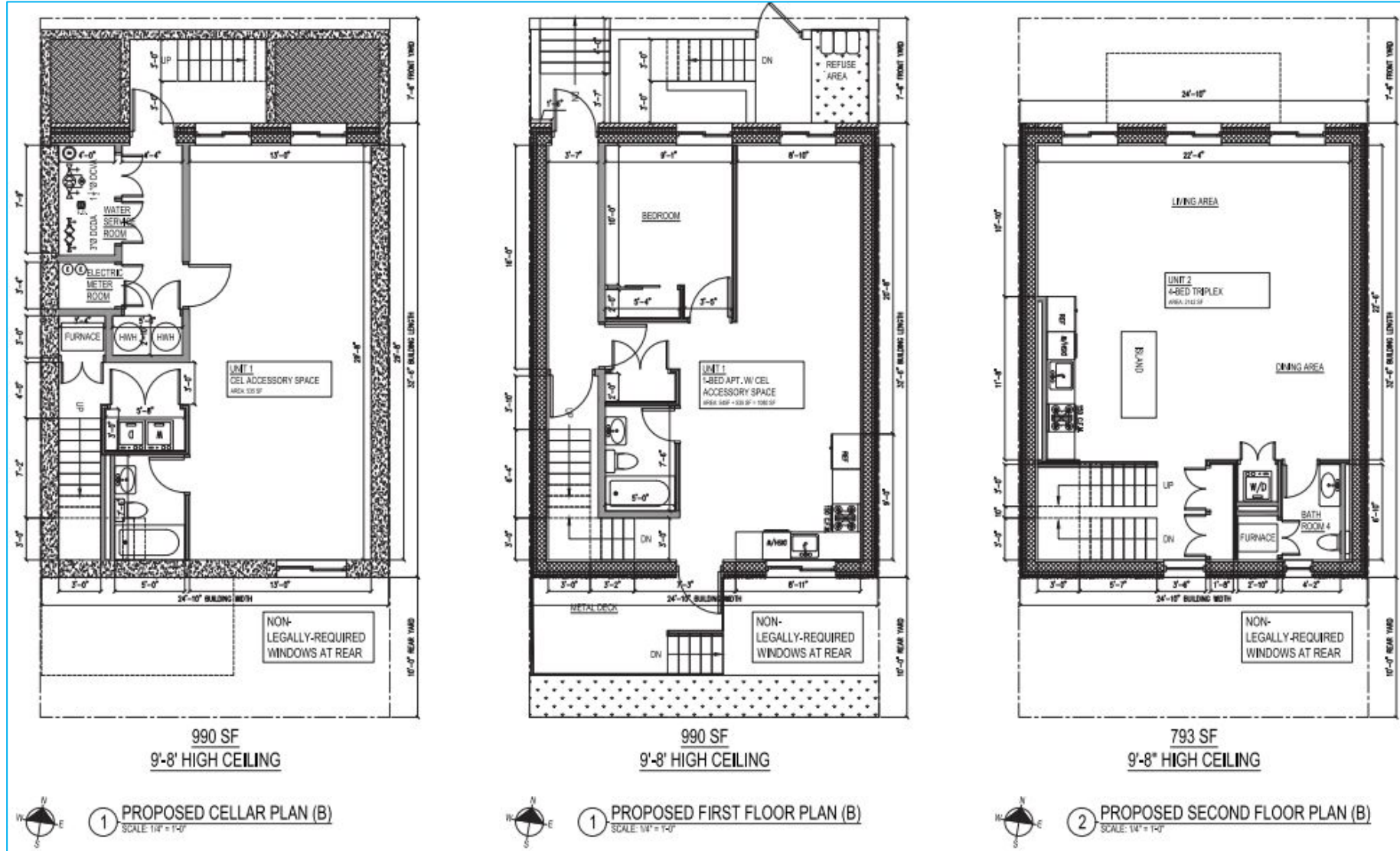
**Buildable** 4,980 SF

**Taxes ('23)** \$16,672

**Tax Class** 4

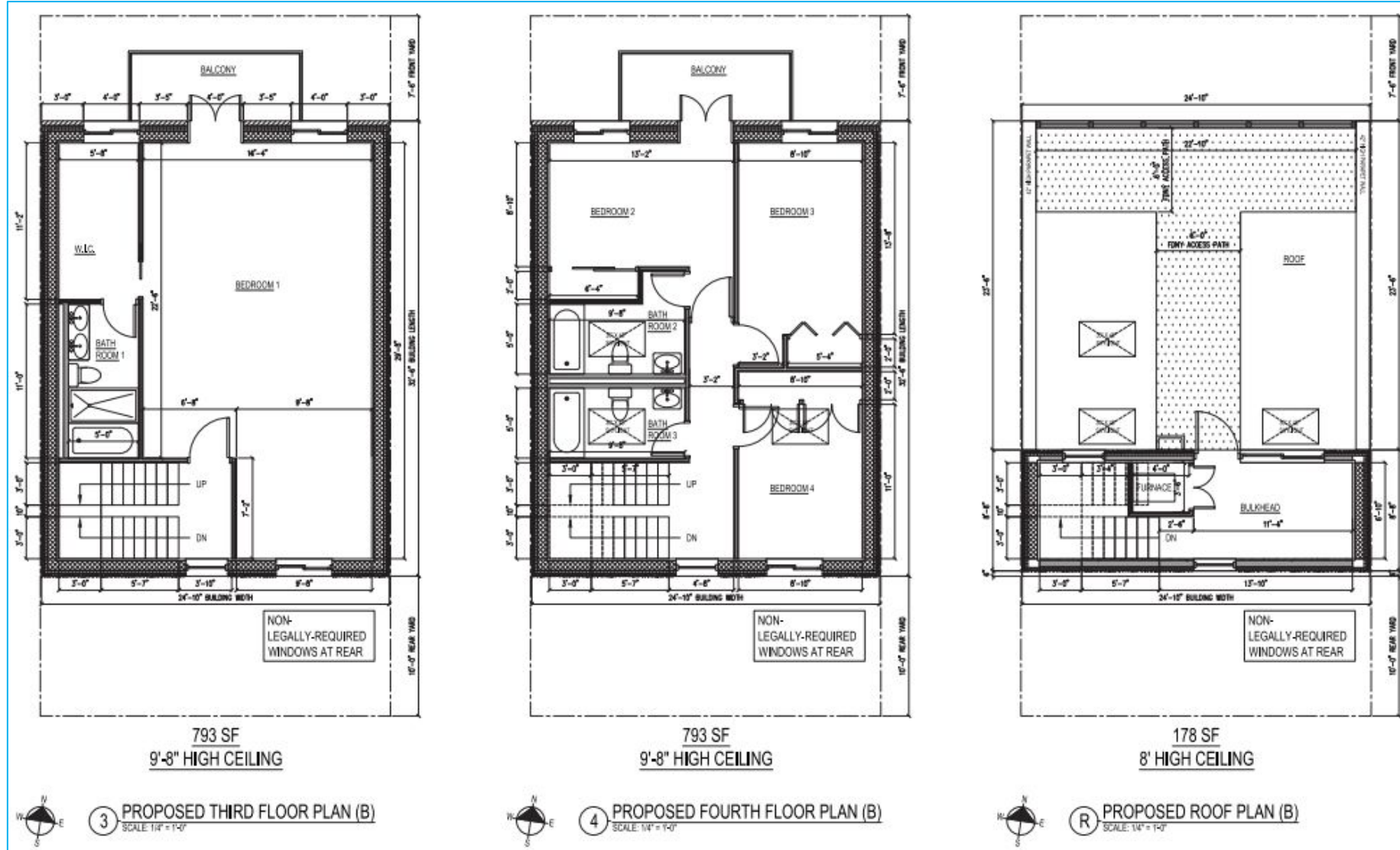


# Proposed Plans





# Proposed Plans (continued)





# Aerial View





# Retail Map



# Confidentiality Disclaimer

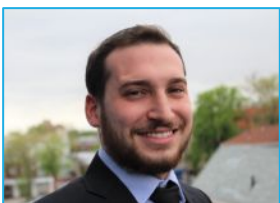


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**PLEASE CONTACT EXCLUSIVE ADVISORS:**



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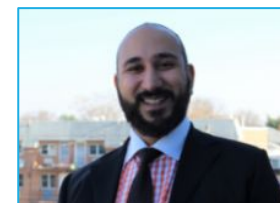
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**Broker Cooperation is Welcome!**



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