

FOR SALE

3rd Avenue Development Assemblage, New York, NY 10035

Full Block-Front Mixed-Use High-Density Development Opportunity | 194,162 Buildable Square Feet



3rd Avenue Development Assemblage, New York, NY 10035

Full Block-Front Mixed-Use High-Density Development Opportunity | 194,162 Buildable Square Feet



- **Commanding Footprint:**
Expansive blockfront visibility along the highly traveled Third Avenue corridor, paired with highly coveted corner exposure on East 124th Street
- **Massive Manhattan Scale:**
Major, institutional-sized project delivering 194,162 buildable square feet of mixed-use potential
- **High-Density Zoning Advantage:**
Premium C4-6 / EHC zoning allows for an exceptional commercial and residential equivalent of up to a 10.00 FAR
- **Expansive Lot Area:**
Offers a rare, substantial footprint of approximately 22,270 square feet of contiguous lot area, providing developers with the critical mass and layout flexibility needed for an efficient building footprint and optimal construction staging
- **Qualified Opportunity Zone Benefits:**
Situated entirely within a federal Opportunity Zone, unlocking massive structural tax shelters, capital gains deferrals, and tax-free appreciation benefits
- **Unbeatable Transit-Oriented Location:**
Adjacent to the MTA 125th Street expansion station connecting the existing 125th station on Lexington with the future 2nd Avenue Subway
- **Robust Retail & Institutional Demand:**
Strategically located near major economic engines like the New York Proton Center biotech hub and Columbia's Manhattanville expansion
Over 1.5M sqft of mixed use development slated for the immediate vicinity



For More Information Contact Our Exclusive
Sales Agents at 212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. July 22, 2026 3:15 pm

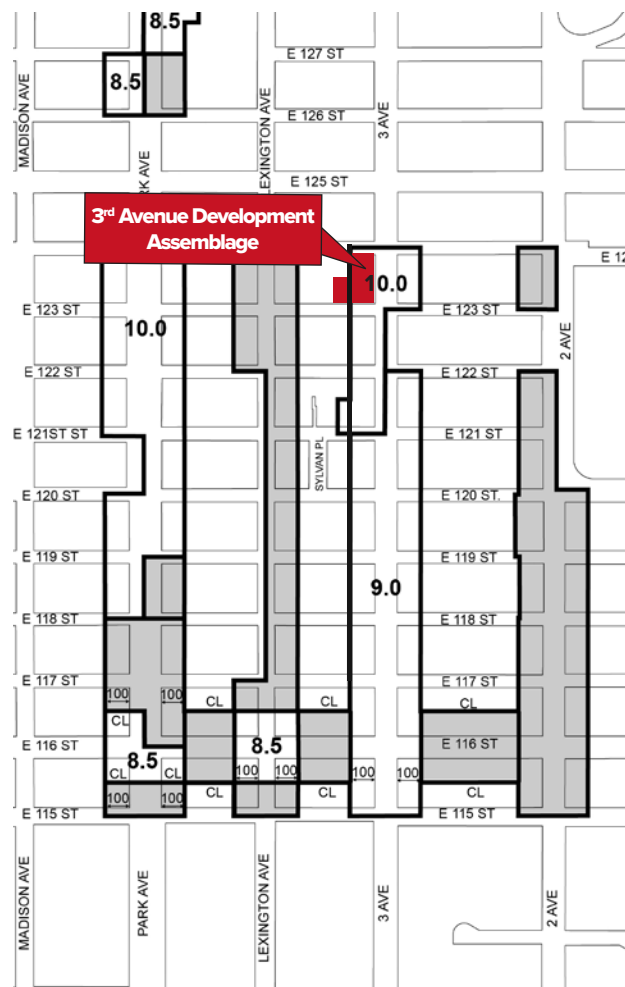
3rd Avenue Development Assemblage, New York, NY 10035

Full Block-Front Mixed-Use High-Density Development Opportunity | 194,162 Buildable Square Feet



East Harlem Corridors

Maximum Residential Floor Area Ratio



Standard/MIH Development Scenario

Zoning	C4-6 (R10 Equivalent), EHC - MIH	R7-2 - Non-MIH	Total
Lot Area	16,551	5,719	22,270
FAR	10.00	3.44	
Buildable Sq. Ft.	165,509	19,674	185,183

UAP/MIH Development Scenario

Zoning	C4-6 (R10 Equivalent), EHC - MIH	R7-2 - UAP Non-MIH	Total
Lot Area	16,551	5,719	22,270
FAR	10.00	5.01	
Buildable Sq. Ft.	165,509	28,653	194,162

Ownership Requests Proposals

For More Information Contact Our Exclusive
Sales Agents at 212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

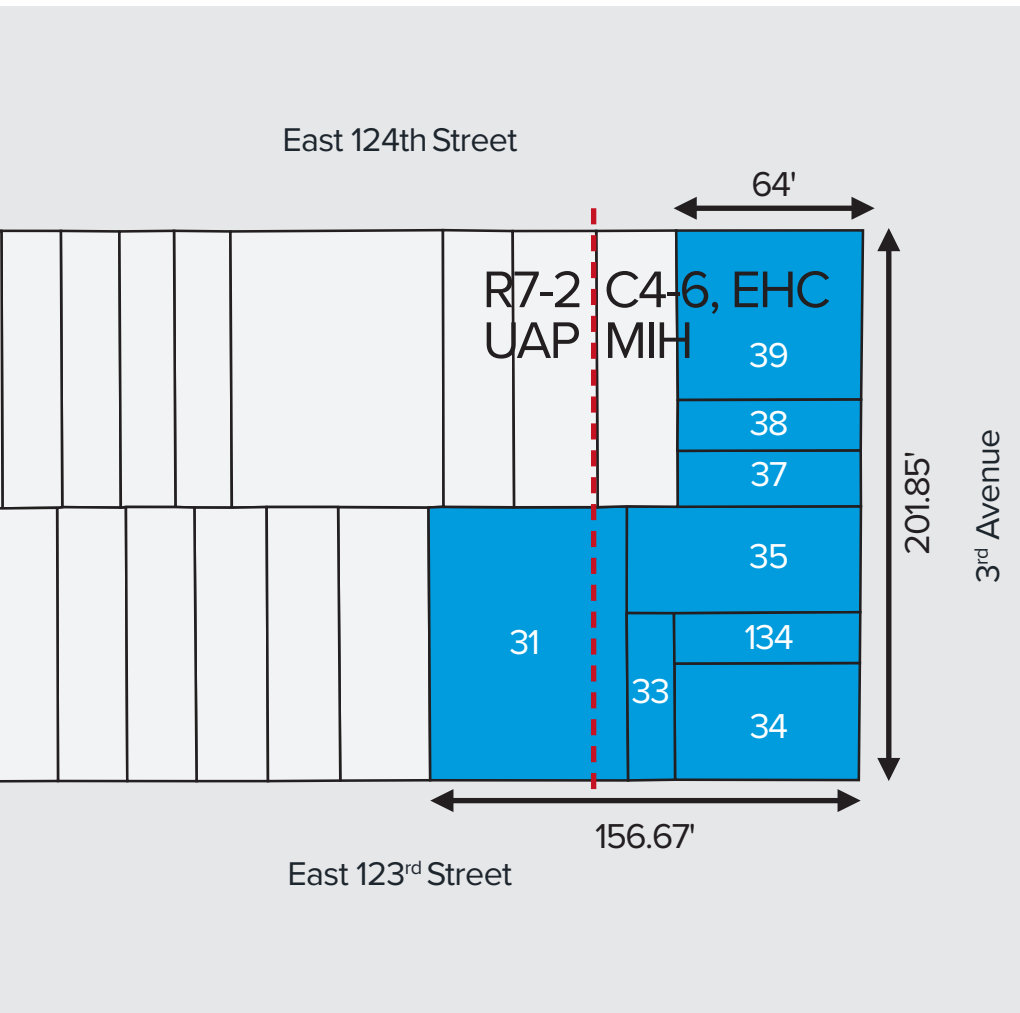
For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. July 22, 2026 3:15 pm

3rd Avenue Development Assemblage, New York, NY 10035

Full Block-Front Mixed-Use High-Density Development Opportunity | 194,162 Buildable Square Feet



1772

Block

22,270

Lot Area (Approx.)

201.85' x 156.67'

Lot Dimensions

4 & 1

Tax Class

\$418,649

Real Estate Taxes (26/27)

Ownership Requests Proposals

For More Information Contact Our Exclusive
Sales Agents at 212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. July 22, 2026 3:15 pm

3rd Avenue Development Assemblage, New York, NY 10035

Full Block-Front Mixed-Use High-Density Development Opportunity | 194,162 Buildable Square Feet



Property Information	177 East 123rd Street		185 East 123rd Street	2262 3rd Avenue	2266 3rd Avenue	2268 3rd Avenue	2272 3rd Avenue	2274 3rd Avenue	2276 3rd Avenue
Block / Lot	1772 / 31		1772 / 33	1772 / 34	1772 / 134	1772 / 35	1772 / 37	1772 / 38	1772 / 39
Lot Dimensions	74.67' x 100.92'		18' x 60.92'	40.92' x 64'	20' x 64'	40' x 82'	20' x 64'	20' x 64'	60.92' x 64'
Building Dimensions	75' x 101'		18' x 50'	41' x 64'	20' x 64'	40' x 82'	20' x 64'	20' x 64'	61' x 64'
Stories	3		2	3	3	3	3	3	3
Building Sq. Ft.	20,776		2,400	4,800	3,180	8,120	1,200	3,840	9,412
Zoning	R7-2 / C4-6 / EHC		C4-6 / EHC	C4-6 / EHC	C4-6 / EHC	C4-6 / EHC	C4-6 / EHC	C4-6 / EHC	C4-6 / EHC
Split Zoning	C4-6 (R10 Eqv.)	R7-2	No	No	No	No	No	No	No
Mandatory Inclusionary Housing	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lot Area (Approx.)	1,817	5,719	1,097	2,619	1,280	3,280	1,280	1,280	3,899
FAR (Standard)	10.00	3.44	10.00	10.00	10.00	10.00	10.00	10.00	10.00
FAR (UAP - if applicable)	10.00	5.01	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Buildable Sq. Ft. (MIH Standard)	18,166	19,674	10,966	26,189	12,800	32,800	12,800	12,800	38,989
Buildable Sq. Ft. (UAP - if applicable)	18,166	28,653	10,966	26,189	12,800	32,800	12,800	12,800	38,989
Air Rights Sq. Ft.	26,042		8,566	21,389	9,620	24,680	11,600	8,960	29,577
Tax Class	4		4	4	1	4	4	4	4
Assessment (26/27)	\$2,249,100		\$89,370	\$326,790	\$49,321	\$472,380	\$165,330	\$142,940	\$323,100
Real Estate Taxes (26/27)	\$243,982		\$9,695	\$35,450	\$9,787	\$51,244	\$17,935	\$15,506	\$35,050

*All square footage/buildable area calculations are approximate

Ownership Requests Proposals

For More Information Contact Our Exclusive Sales Agents at 212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. July 22, 2026 3:15 pm

3rd Avenue Development Assemblage, New York, NY 10035

Full Block-Front Mixed-Use High-Density Development Opportunity | 194,162 Buildable Square Feet



Aerial Photos



For More Information Contact Our Exclusive
Sales Agents at 212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

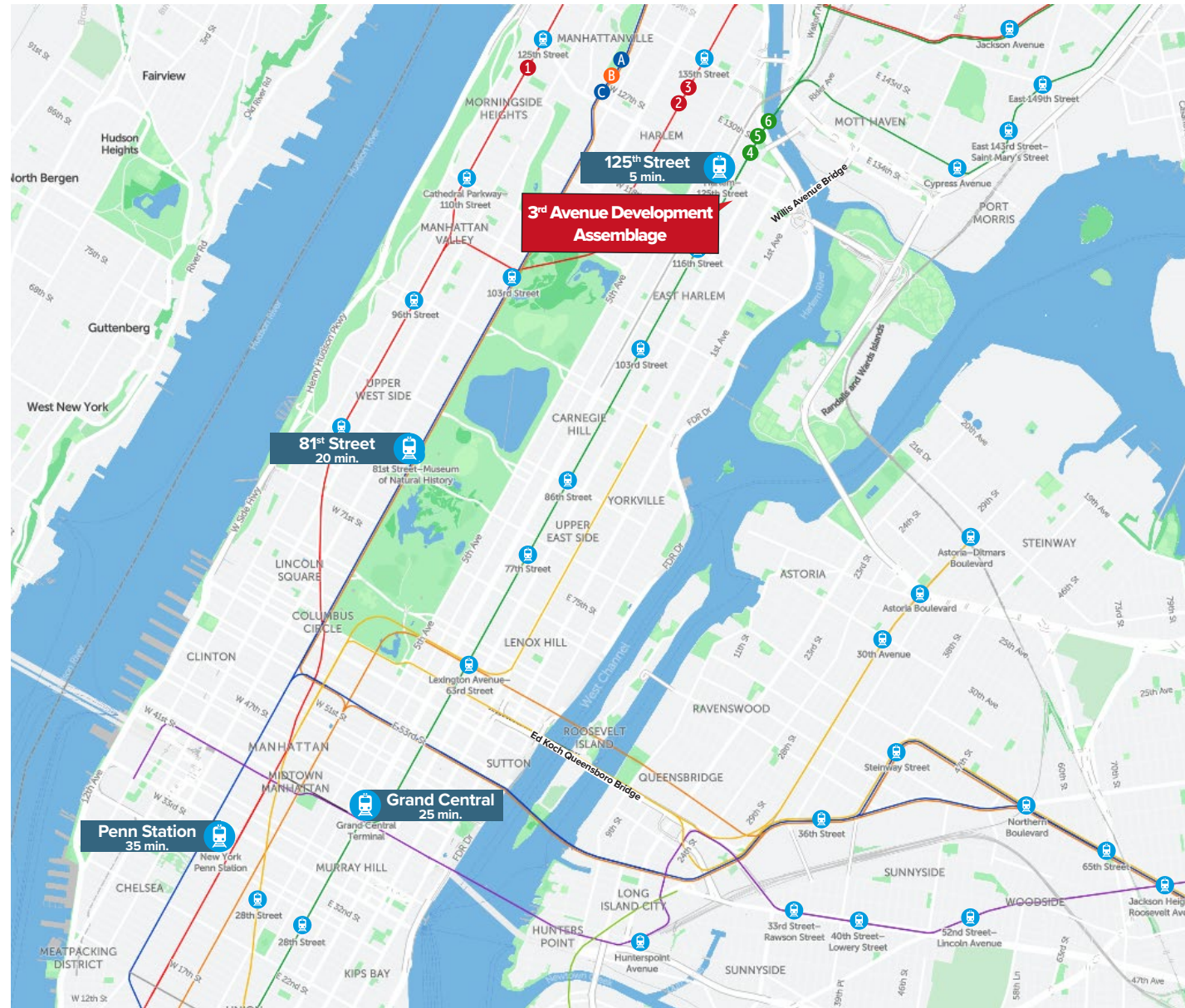
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. July 22, 2026 3:15 pm

3rd Avenue Development Assemblage, New York, NY 10035

Full Block-Front Mixed-Use High-Density Development Opportunity | 194,162 Buildable Square Feet



The subject property offers excellent public transportation, with the 125th Street transit hub just minutes away, providing access to multiple subway lines including the 4, 5, 6 trains, as well as Metro-North Railroad service. Numerous MTA bus routes also serve the area, offering convenient connections throughout Manhattan and the surrounding boroughs.



Transportation Score



100

Public Transportation



98

Walker's Paradise

Visit Walk Score Website →

4

5

6



Subway Lines

For More Information Contact Our Exclusive Sales Agents at 212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

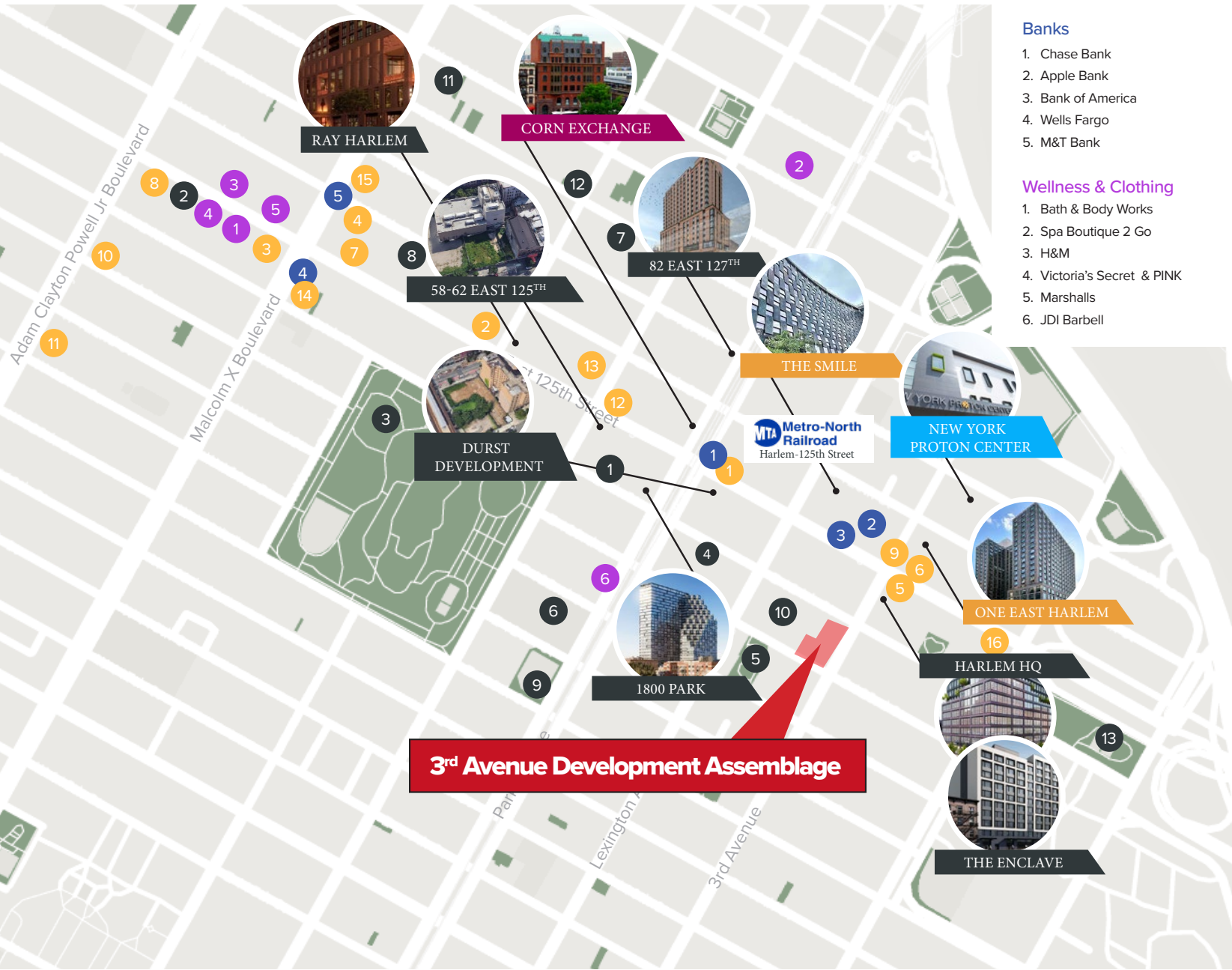
For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. July 22, 2026 3:15 pm

3rd Avenue Development Assemblage, New York, NY 10035

Full Block-Front Mixed-Use High-Density Development Opportunity | 194,162 Buildable Square Feet



Banks

1. Chase Bank
2. Apple Bank
3. Bank of America
4. Wells Fargo
5. M&T Bank

Wellness & Clothing

1. Bath & Body Works
2. Spa Boutique 2 Go
3. H&M
4. Victoria's Secret & PINK
5. Marshalls
6. JDI Barbell

Other

1. New York College Of Podiatric Medicine
2. The Studio Museum in Harlem
3. Marcus Garvey Park
4. United States Postal Service
5. Dr. Ronald E. McNair Playground
6. Henry J. Carter Specialty Hospital
7. Harlem Renaissance High School
8. WeWork Office Space & Coworking
9. Eugene McCabe Field
10. GoodFriend Self Storage
11. The National Jazz Museum in Harlem -
12. Collyer Brothers Park
13. Othmar Ammann Playground

Food & Drink

1. Zaro's Family Bakery
2. Shake Shack
3. Whole Foods
4. Red Rooster
5. Burger King
6. Taco Bell
7. Starbucks
8. Harlem Seafood Soul
9. FOOD BAZAAR
10. Accra
11. New King Wok
12. Dunkin
13. Charlie's Place
14. Caribbean Starr
15. Sylvia's
16. Lechonera La Isla

● Development

● Life Sciences

● Wellness & Clothing

● Rental Building



3rd Avenue Development Assemblage



Exclusively Represented By
212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Michael A. Tortorici x13
mtortorici@arielpa.com

Alexander Taic x44
ataic@arielpa.com

Morgan Rosberg x1010
mrosberg@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates, and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. July 22, 2026 3:15 pm