

2293 SECOND AVENUE

Midblock Eastside btwn 117th & 118th Streets, New York, NY 10035

HELLER

ORGANIZATION



FOR SALE MIXED-USE DEVELOPMENT SITE IDEAL FOR USER/RETAIL/RESIDENTIAL

DESCRIPTION:

- One story fireproof warehouse building
- No basement
- Masonry construction
- Delivered vacant or with short-term tenant

BLOCK/LOT: 1667/26

FAR: 7.52

LOT SIZE: 25' x 110'

2024/2025 RE TAX:

\$19,352

TOTAL

BUILDABLE: 20,800 SF

MORTGAGE:

ZONING:

Delivered Free and Clear

R9A / R7A, C2-5 EHC/TA

FOR SALE PRICE: \$2,900,000 ALL CASH
(\$139 PSF)

EXCLUSIVELY REPRESENTED BY:

Stephen Weber 917.526.2663 stephen.weber@hellerorg.com

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All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.

AREA MAP



- Located within the recently upzoned East Harlem North neighborhood
- Convenient to transportation: short walk to 116th Street MTA station stop on 6 train and the 2nd, 3rd and Lexington Avenue N/S MTA bus routes

SPECIAL ZONING NOTE:

Property was recently rezoned to R9A / R7A, C2-5 (MAX FAR 7.52 of which 2.0 can be commercial). Total development potential is approximately 20,800 BSF which can be used for mixed-use building, as of right.

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