

# 18 24

PARK AVE

New York, NY 10035



**RENAISSANCE ON PARK** | 13,492 | 161,915 | 149.92 | **EAST HARLEM**  
 ' Total Lot Sq. Ft. Buildable SF Wide Neighborhood

### Property Information

Block / Lot	1750 / 40
Lot Dimensions	149.92' x 90'
Lot Sq. Ft.	13,492.8
Cross Streets	Park Ave. between E. 125th & E. 126th Streets
Annual Assessment (2024)	\$338,670.00
Annual Property Tax (2024)	\$18,726.00
Current Income (Short-term lease)	\$452,051.00

### UAP Zoning Information

ZONING DISTRICTS	Special Transit Land Use District (TA), Special 125th Street District (125th) & C6-4			
	FAR	ZFA	MAX DU	Amenities
Max Market Rate	8.89	119,937	176	3,598
485 Affordable/IH 25%	2.96	39,978	59	1,199
97-11 V&P Arts Uses	0.15	2,000		
<b>Total</b>	<b>12</b>	<b>161,915</b>	<b>235</b>	<b>4,797</b>

## OWNERSHIP REQUESTS PROPOSALS

For more information, Please Contact:

**ANTHONY GAGLIANO**  
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## THE OFFERING IN AN EXPANDING HARLEM

Strategic Realty Partners has been exclusively retained to offer for sale a 100% fee simple interest trophy development site available to be acquired in the heart of the East 125th Street district. The site is currently occupied by a short-term credit tenant parking user with approximately two years lease remaining, paying a premium for temporary use of the property. The site is located on the Southeast Corner of east 126th Street and Park Avenue and is located directly across the street from the 125th Street Transit Hub connecting the Metro North with the new Q line and the 4/5/6 at Lexington Avenue.

East Harlem is a neighborhood experiencing rapid development and public infrastructure improvements. We have great excitement for the near future and what is in store for this historically undervalued part of Manhattan.

We invite you to participate in the future of this historic neighborhood and to consider the acquisition of this promising development site. Particular information regarding the technical aspects of the site is located on subsequent pages. Please contact us with any questions you may have or to obtain the background Zoning Study and Pro Forma analysis prepared to understand the background economics of the site.

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## UAP STACKING CHART

### 1824 PARK AVENUE MASSING PLAN

FLOOR	FTF	HT	GROSS	CORR	STAIRS	#DU	TRASH	AMENITIES	SUBT	ENERGY	NET ZSF
CEL	-18	-18	13254								0
FIRST	15	15	13254	150		1	3	8230	4870	244	4627
SECOND	10.33	25.33	9745	553	36	13	39		9104	455	8649
THIRD	10.33	35.66	9745	553	36	13	39		9104	455	8649
FOURTH	10.33	45.99	9745	553	36	13	39		9104	455	8649
FIFTH	10.33	56.32	9745	553	36	13	39		9104	455	8649
SIXTH	10.33	66.65	9745	553	36	13	39		9104	455	8649
SEVENTH	10.33	76.98	9745	553	36	13	39		9104	455	8649
EIGHTH	10.33	87.31	9745	553	36	13	39		9104	455	8649
NINETH	10.33	97.64	9745	553	36	13	39		9104	455	8649
TENTH	10.33	107.97	9745	553	36	13	39		9104	455	8649
ELEVENTH	10.33	118.3	9745	553	36	13	39		9104	455	8649
TWELFTH	10.33	128.63	9745	553	36	13	39		9104	455	8649
THIRTEENTH	10.33	138.96	9745	553	36	13	39		9104	455	8649
FOURTEENTH	10.33	149.29	9745	553	36	13	39		9104	455	8649
FIFTEENTH	10.33	159.62	9745	553	36	13	39		9104	455	8649
SIXTEENTH	10.33	169.95	9745	553	36	13	39		9104	455	8649
SEVENTEENTH	10.33	180.28	9745	553	36	13	39		9104	455	8649
EIGHTEENTH	10.33	190.61	9745	553	36	13	39		9104	455	8649
NINETEENTH	10.33	200.94	9745	553	36	13	39		9104	455	8649
TWENTIETH	10.33	211.27	7341	553	36	6	18	5033	1695	85	1610
											161915

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**ZONING PERMITS UNLIMITED HEIGHT:**

A tower scheme occupying not more than 40% of the site may be constructed to an unlimited height, and with FRESH BONUS thereby capturing a premium. Tower regulations apply.

**RARE COMMERCIAL PENTHOUSE:**

Particular to the Park Avenue Core Sub district, commercial uses are allowed at any level of a building provided not directly located above residential.



EAST 125th ST

**Tower Zoning Information**

ZONING DISTRICTS	Special Transit Land Use District (TA), Special 125th Street District (125th) & C6-4			
	FAR	ZFA	MAX DU	Amenities
Max Market Rate	8.89	119,937	176	3,598
485 Affordable/IH 25%	2.96	39,978	59	1,199
97-11 V&P Arts Uses		2,000		
Parking 0.15				
FRESH		20,000	59	15,000
<b>Total</b>	<b>13.48</b>	<b>181,915</b>	<b>235</b>	<b>19,797</b>

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# TOWER STACKING CHART

## 1824 PARK AVENUE MASSING PLAN

FLOOR	USE	HT	EL	BGCA	Gross Int.	Ext	Ded	ZFA	Eff	Lease	#DU	#Sp
CEL	Comm, BOH	15	-14	13493	13493	0	100%	0	50%	6746		
01	V&P A, FRESH, Lot	15	0.5	13493	13493	0	2%	13223	120%	16191		
02	FRESH	15	15.5	13493	13493	0	2%	13223	120%	16191		
03	Parking	14	30.5	13493	13493	0	100%	0	90%	12144		81
MEZZ	MEP Mezzanine	13	44.5	4498	4498	0	100%	0	0%	0		
04	Res & Amenity	12	57.5	13493	5247	8246	50%	2624	50%	2624	4	
05	Residential	11	69.5	5247	5247	0	10%	4722	82%	4303	8	
06	Residential	11	80	5247	5247	0	10%	4722	82%	4303	8	
07	Residential	11	90.5	5247	5247	0	10%	4722	82%	4303	8	
08	Residential	11	101	5247	5247	0	10%	4722	82%	4303	8	
09	Residential	11	111.5	5247	5247	0	10%	4722	82%	4303	8	
10	Residential	11	122	5247	5247	0	10%	4722	82%	4303	8	
11	Residential	11	132.5	5247	5247	0	10%	4722	82%	4303	8	
12	Residential	11	143	5247	5247	0	10%	4722	82%	4303	8	
13	Residential	11	153.5	5247	5247	0	10%	4722	82%	4303	8	
14	Residential	11	164	5247	5247	0	10%	4722	82%	4303	8	
15	Residential	11	174.5	5247	5247	0	10%	4722	82%	4303	8	
16	Residential	11	185	5247	5247	0	10%	4722	82%	4303	8	
17	Residential	11	195.5	5247	5247	0	10%	4722	82%	4303	8	
18	Residential	11	206	5247	5247	0	10%	4722	82%	4303	8	
19	Residential	11	216.5	5247	5247	0	10%	4722	82%	4303	8	
20	Residential	11	227	5247	5247	0	10%	4722	82%	4303	7	
21	Residential	11	237.5	5247	5247	0	10%	4722	82%	4303	7	
22	Residential	11	248	5247	5247	0	10%	4722	82%	4303	7	
23	Residential	11	258.5	5247	5247	0	10%	4722	82%	4303	7	
24	Residential	11	269	5247	5247	0	10%	4722	82%	4303	7	
25	Residential	11	279.5	5247	5247	0	10%	4722	82%	4303	7	
26	Residential	11	290	5247	5247	0	10%	4722	82%	4303	7	
27	Residential	11	300.5	5247	5247	0	10%	4722	82%	4303	7	
28	Residential	11	311	5247	5247	0	10%	4722	82%	4303	7	
29	Residential	11	321.5	5247	5247	0	10%	4722	82%	4303	7	
30	Residential	11	332	5247	5247	0	10%	4722	82%	4303	7	
31	Residential	11	342.5	5247	5247	0	10%	4722	82%	4303	7	
32	Residential	11	353	5247	5247	0	10%	4722	82%	4303	7	
33	Residential	11	363.5	5247	5247	0	10%	4722	82%	4303	7	
34	Residential	11	374	5248	5248	1	10%	4723	82%	4303	7	
35	Res & Amenity	11	374	5248	5248	0	50%	2624	50%	2624	4	
36	Mechanical Floor	14	384.5	5248	5248	0	100%	0	0%	0		
37	Penthouse Club	14	398.5	5248	4400	500	4%	4224	130%	6822		
38	Penthouse Club	14	412.5	4400	3600	500	4%	3456	130%	5720		
	Roof	9	426.5	4400								
	Bulkhead	10	435.5	880								
				254797	239623	9247		181043		198140	233	81

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# NEIGHBORHOOD OVERVIEW



## HISTORIC CORN EXCHANGE

Blending history with modern reinvention, the Corn Exchange stands as a testament to East Harlem's transformative spirit. 'Renaissance on Park' continues this legacy, where innovation meets timeless elegance.



## 1800 PARK AVE DURST SITE

With the Durst Organization's vision for 1800 Park Avenue, East Harlem is redefining its skyline. 'Renaissance on Park' invites developers to join this wave of architectural and cultural rebirth.



## MSK NEW YORK PROTON CENTER

Pioneering healthcare innovation, the New York Proton Center anchors East Harlem as a hub for cutting-edge technology and life-changing treatments. Investing in 'Renaissance on Park' means being part of a neighborhood where world-class advancements meet community care."



## MANHATTAN GREENWAY HARLEM RIVER ESPLANADE

The Manhattan Greenway Harlem River Esplanade transforms the waterfront into a serene retreat for residents and visitors alike. 'Renaissance on Park' promises to enhance this lifestyle with its vision of urban renewal and harmony.



## THE SMILE

Architectural brilliance meets community vibrancy at The Smile Building, symbolizing East Harlem's dynamic energy. 'Renaissance on Park' offers developers a chance to create their own iconic addition to this inspiring landscape.



## ONE EAST HARLEM

A beacon of mixed-use innovation, 201 E 125th Street showcases the future of East Harlem's live-work-play ecosystem. 'Renaissance on Park' aligns with this forward-thinking approach, offering developers the chance to shape a neighborhood built for modern living and opportunity.



## NEIGHBORHOOD OVERVIEW



### 2ND AVE SUBWAY EXTENSION PROJECT AT EAST 125 ST & PARK AVE

The 2nd Avenue Subway extension at 125th and Park is more than transit—it's a gateway to growth. 'Renaissance on Park' capitalizes on this connectivity, positioning itself as the epicenter of East Harlem's resurgence



### 1856 PARK AVE LUXURY RENTAL BUILDING

"East Harlem's luxury redesign is in full swing with the stunning 1856 Park Avenue setting the standard. 'Renaissance on Park' builds on this momentum, offering developers the chance to shape the next chapter in high-end living."

1824 PARK AVE NEW YORK, NY 10035



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