

BROWN HARRIS STEVENS

Established 1873

FOR SALE or LEASE

Ideal For Any Type of Not-for-Profit
RELIGION, SCHOOL, COMMUNITY FACILITY

142 West 131st Street

*(Btwn. Adam Clayton Powell Jr. Blvd. &
Malcom X Blvd.)*

New York, New York

Block 1915 Lot 52

Plot Size:	3,197 sq. ft.-Vacant Lot
Dimensions:	32' w x 99' 11" d
Zoning:	R7-2
FAR:	Community Facility Far 6.5 - Can build 20,780± sq. ft.
Max. Lot Coverage:	65%
Use:	Not-For-Profit – Can do the following: Residential, Commercial, Office, Religion
Sale Price:	Upon Request
Rental Rate:	Upon Request – Can build-to-suit
Description:	<ul style="list-style-type: none">• <i>Densely populated area</i>• <i>Heavy foot & vehicle traffic</i>• <i>Walk to bus & subway, banks, shopping & restaurants</i>
Comments:	<i>Easy access to A, C, B, D, 2, 3, 5, subways and M2, M7, M10, M102, M100, M101 and M60 SBS to LaGuardia Airport</i>

For Further Information and Inspection Contact

David B. Sargoy

Managing Broker Comm'l RE Division

Brown Harris Stevens Commercial RE, LLC

516.203.8134

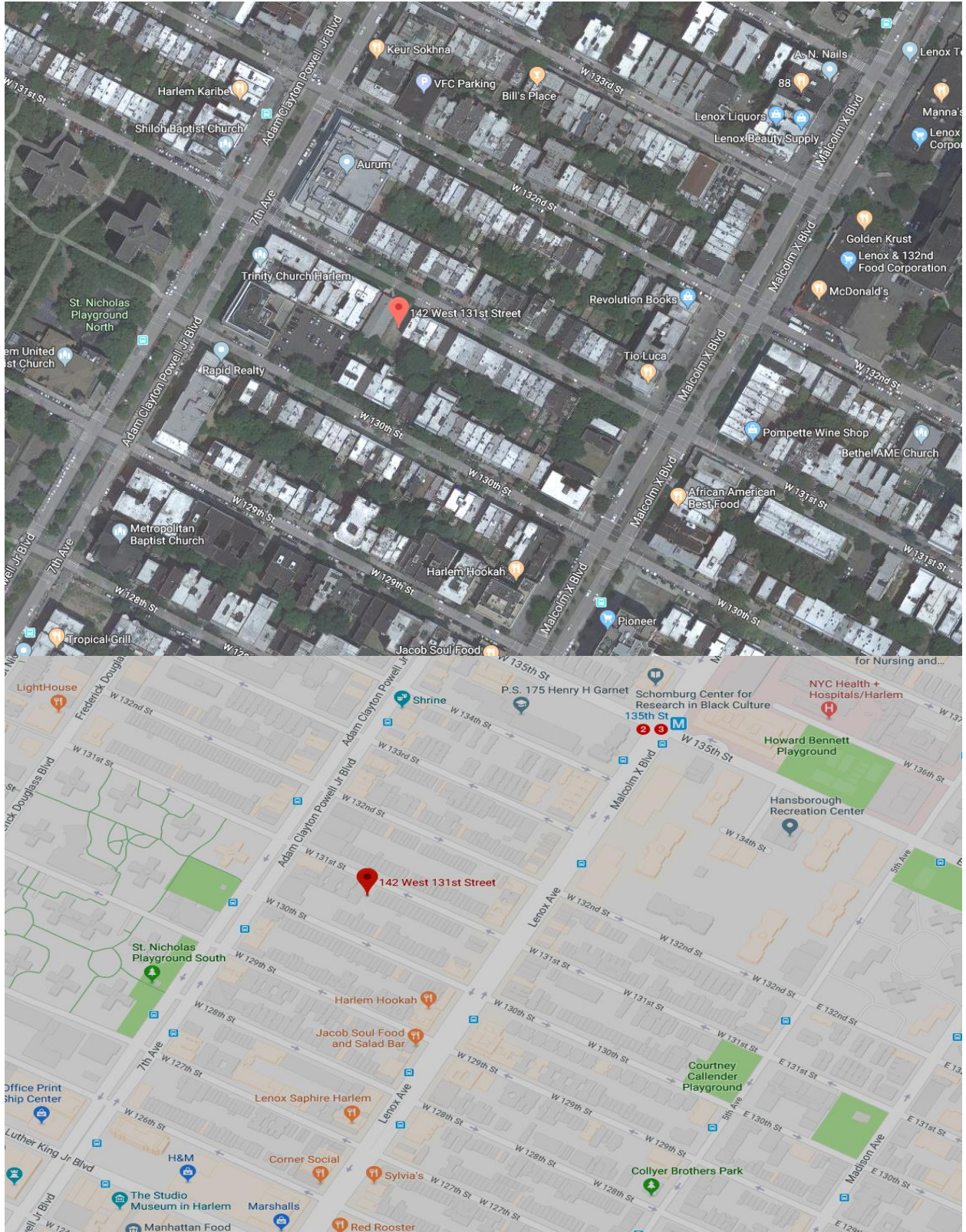
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Brown Harris Stevens Commercial Real Estate, LLC
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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

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