

TRI STATE COMMERCIAL®

FOR SALE

20,780 SF 32 FT X 100 FT DEVELOPMENT SITE WITH R7-2
ZONING & DEED RESTRICTION

142 West 131st Street

New York, NY 10027

Between Adam Clayton Powell Jr. Boulevard and Malcolm X Boulevard

\$1,499,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

TSC.

TSC. FOR SALE
Jack Sardar 212.433.3355

The FRIENDSHIP
CHURCH

PROPERTY SUMMARY

EXECUTIVE SUMMARY

142 West 131st Street presents a compelling development opportunity in the heart of Central Harlem, Manhattan. This vacant property offers a generous lot size of 32 by 100 feet and is zoned R7-S, allowing for a total of approximately 20,780 buildable square feet designated for community facility use. The site is deed-restriction compliant with IRS Rule 501, making it particularly well-suited for nonprofit, educational, or institutional development. Delivered vacant, the property provides a blank canvas for developers or end-users seeking to capitalize on the strong demand for community-focused spaces in a vibrant and growing neighborhood.

LOCATION OVERVIEW

Property sits in the heart of Central Harlem, one of Manhattan's most culturally rich and rapidly evolving neighborhoods. The property benefits from strong residential density and consistent foot traffic, with close proximity to the 125th Street commercial corridor, a major hub for retail, dining, and entertainment. The area is well-served by public transportation, including nearby subway lines and bus routes, providing easy access throughout Manhattan and beyond. Surrounding the property are a mix of national retailers, local businesses, community institutions, and new developments, making this an attractive location for community facility users seeking accessibility, visibility, and long-term neighborhood growth.

Address	142 West 131st Street, New York, NY 10027
Location	Between Adam Clayton Powell Jr. Boulevard and Malcolm X Boulevard
Block/Lot	1915 / 52
Zoning	R7-2
Lot Dimensions	32 FT x 100 FT
Lot Size	3,197 SF
Building Size	20,780 SF
Building Class	V1
Delivered	Vacant
Tax Class	4
Taxes (25/26)	\$30,051



Reference Render



Street View

\$1,499,000

Offered At

20,780 SF

Building Size

\$30,051

Taxes (25/26)

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

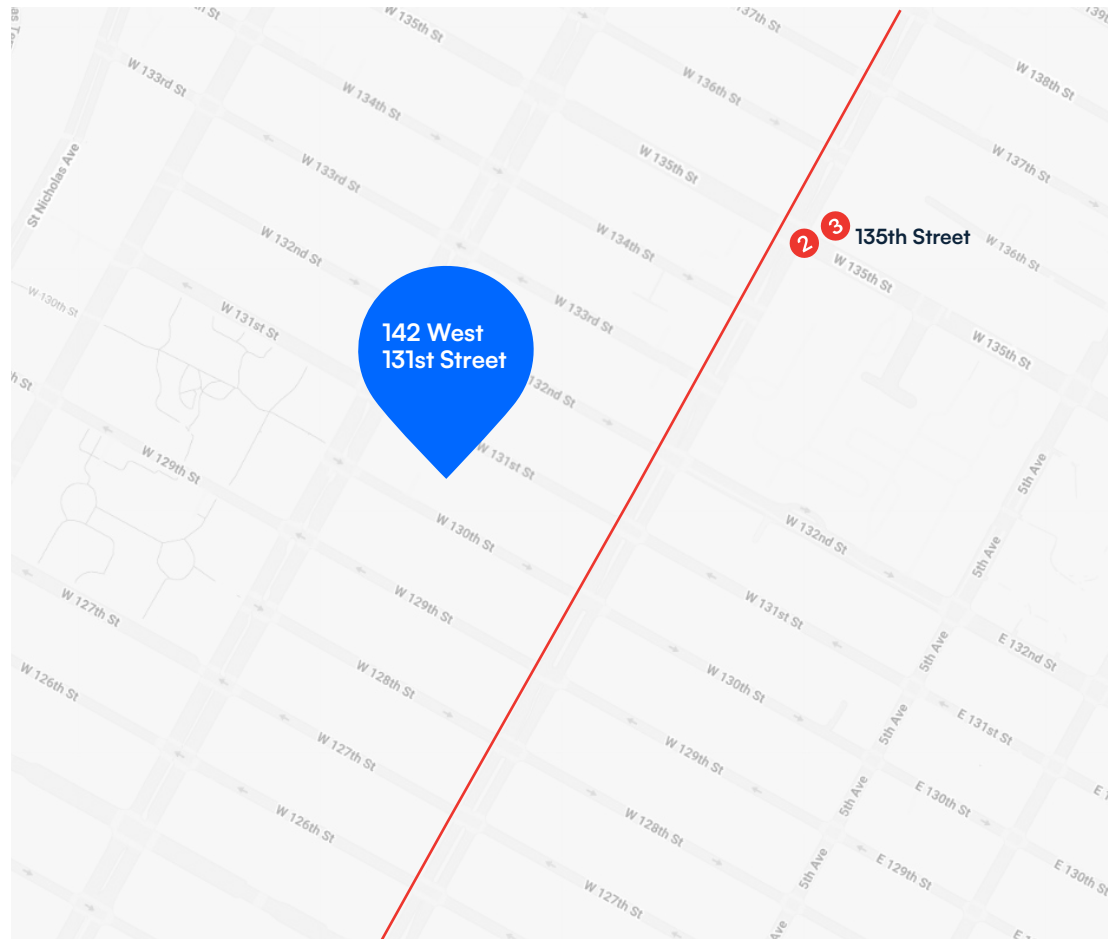
JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

TRANSPORTATION AND TAX MAP

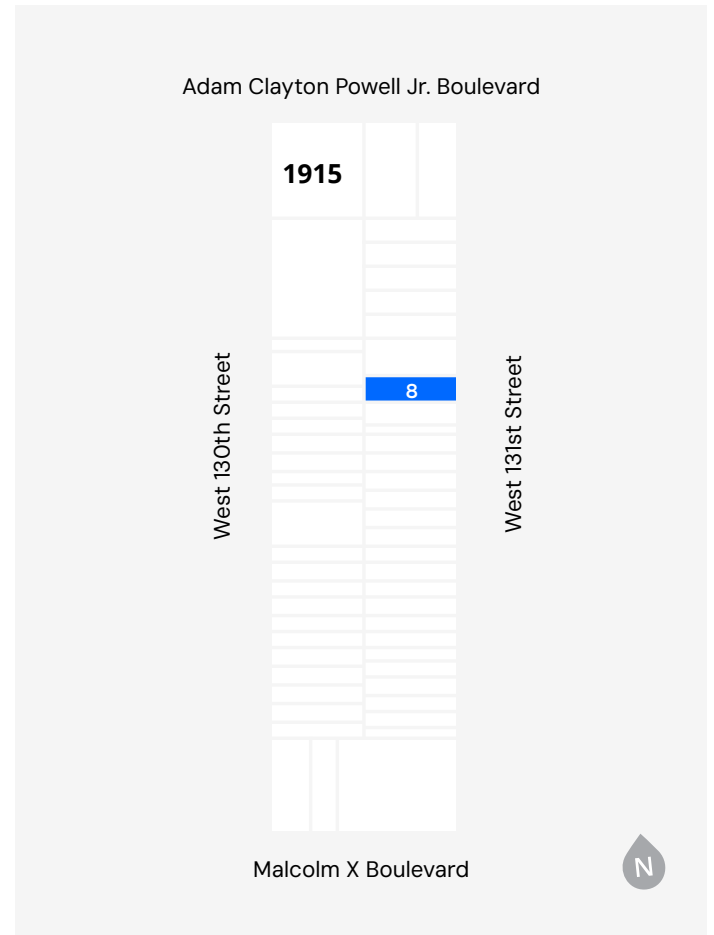
NEAREST TRANSIT

2 **3** Trains at 135th Street

M2 **M7** **MI02** **Bx33** Bus Lines



TAX MAP

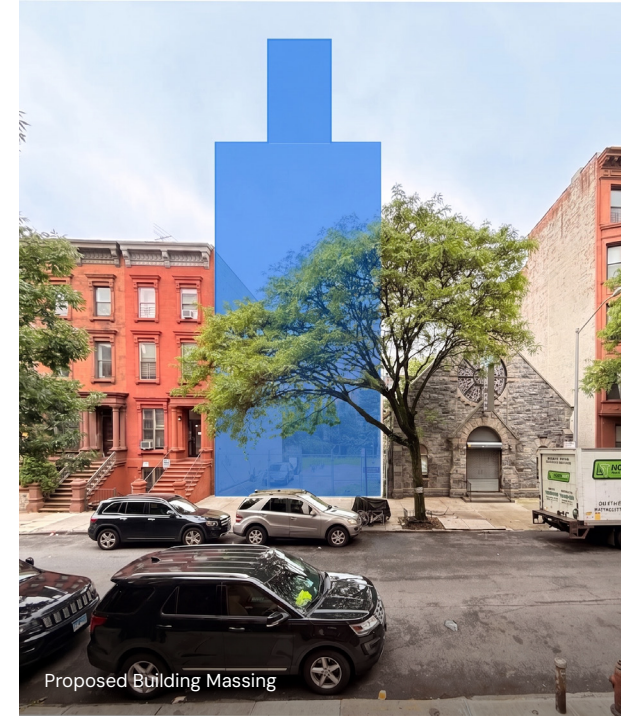
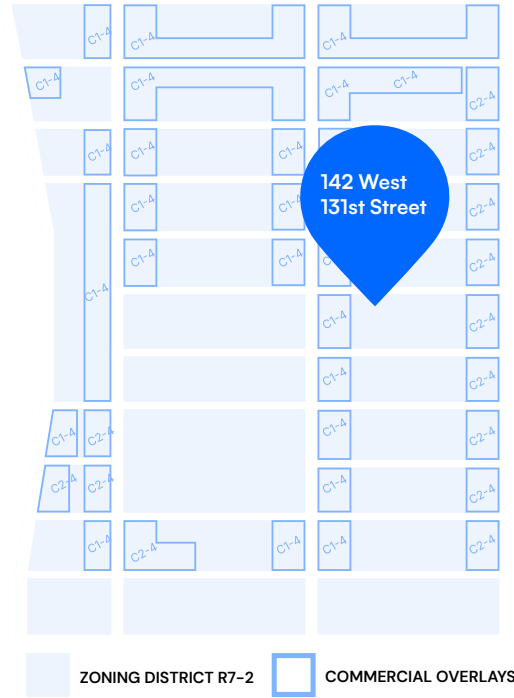


ZONING

R7-2

R7-2 is a medium-density residential zoning district in New York City that permits a variety of housing types, including low-rise, mid-rise, and taller residential buildings, particularly suited for elevator apartment houses. Governed primarily by height factor regulations, R7-2 districts allow a maximum residential Floor Area Ratio (FAR) of 3.44, with an optional increase to 4.0 FAR on wide streets outside the Manhattan Core when developed under the Quality Housing Program.

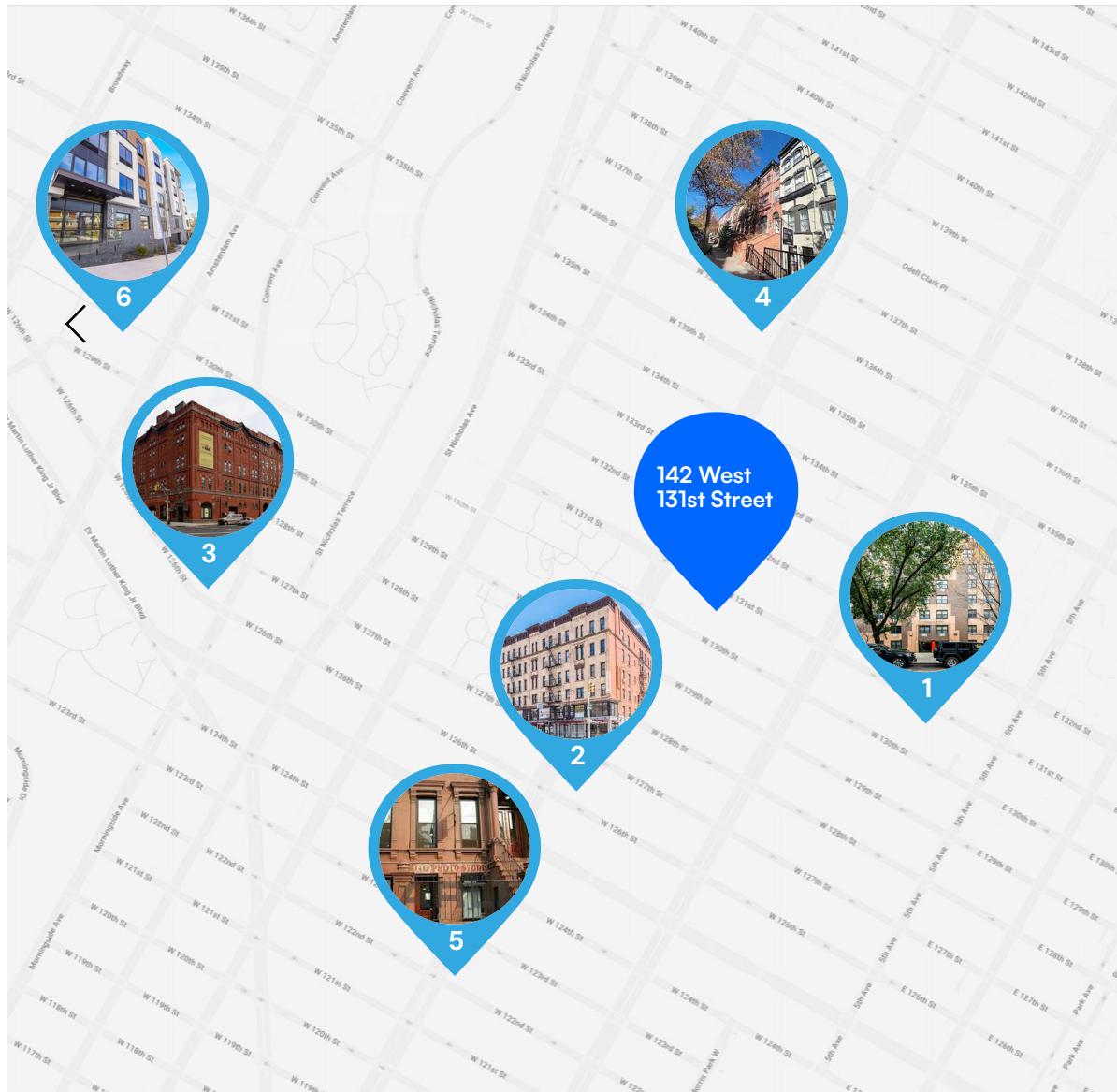
This program also imposes contextual building envelope restrictions, including maximum building heights of up to 80 feet. Off-street parking is required for 50% of dwelling units, with exemptions available in transit zones. R7-2 districts are commonly found in areas such as the Bronx and Upper Manhattan, supporting a mix of residential building forms while encouraging open space.



PROPOSED STACKING PLAN

FLOOR	RES	RES DEDUCTS	RES ZSF	TOTAL ZSF	FLOOR
CELLAR	3,197	3,197	-	-	3,197
FLOOR 1	1,983	150	1,833	1,833	1,983
FLOOR 2	1,983	150	1,833	1,833	1,983
TYPICAL FLOOR	-	-	-	-	-
FLOORS 3 - 5	5,949	490	5,499	5,499	5,949
FLOOR 6	1,983	150	1,833	1,833	1,983
TOTALS	15,095	4,097	10,998	10,998	15,095

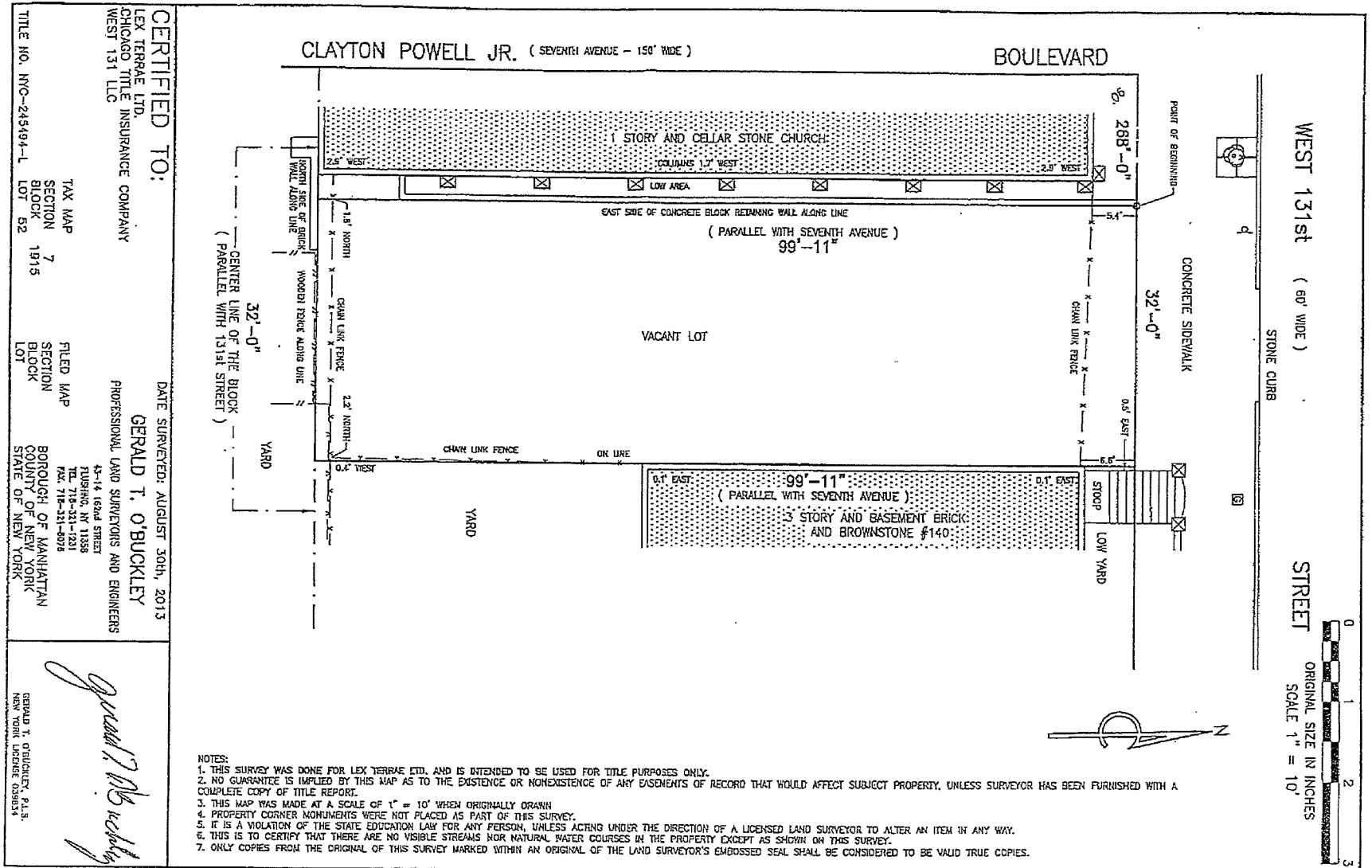
DEVELOPMENTS IN THE AREA



BUILDING DEVELOPMENTS

- 1. 50 West 131st Street**, Abyssinian Towers, 8-story, 100-unit affordable senior housing. Owned by the Abyssinian Development Corporation
- 2. 165 West 127th Street**, Trion Real Estate Management, Full-service property manager. Manages a 52-unit, 7-storefront luxury building in Harlem. Portfolio of 1,700+ units across 28 properties in NYC & Westchester.
- 3. 3161 Amsterdam Avenue**, Iris Development, Community developer focused on new construction and rehabilitation of mixed-income rentals and affordable homeownership.
- 4. 200 West 136th Street**, Greater Harlem Housing Development, 501(c) nonprofit focused on rental and rehabilitation of housing for low-income individuals and families in Harlem.
- 5. 272 Malcolm X Boulevard**, Harlem Property Re+Development, NYC DCA-licensed contractor founded in 2002. Specializes in townhouse-to-condo conversions, cellar/penthouse additions, waterproofing, roofing, and facade work.
- 6. 545 W 126th Street**, Manhattanville Houses, NYCHA complex built in 1961. Six 20-story towers on 12 acres with 1,272 apartments housing 2,600+ residents. Listed on the National Register of Historic Places in 2024.

SURVEY



CERTIFIED TO:

LEX TERRAE LTD.
CHICAGO TITLE INSURANCE COMPANY
WEST 131 LLC

DATE SURVEYED: AUGUST 30th, 2013

GERALD T. O'BUCKLEY
PROFESSIONAL LAND SURVEYORS AND ENGINEERS

43-14 164th STREET
FLUSHING, NY 11358
TEL: 718-321-1331
FAX: 718-321-8078

TAX MAP SECTION 7 BLOCK 1975 LOT 52

FILED MAP SECTION BLOCK LOT

BOROUGH OF MANHATTAN
COUNTY OF NEW YORK
STATE OF NEW YORK

Gerald T. O' Buckley

GERALD T. O'BUCKLEY, PLS.
NEW YORK LICENSE# 039823



ADVISORS
BEFORE
BROKERS

LOCATION OVERVIEW

CENTRAL HARLEM

Steeped in history and cultural significance, Central Harlem is one of Manhattan's most iconic neighborhoods, known for its vibrant arts scene, architectural character, and strong sense of community. West 131st Street is positioned just moments from the bustling 125th Street corridor, a major destination for shopping, dining, and entertainment. The area features a blend of historic brownstones, new developments, and community institutions, reflecting ongoing growth and investment. With convenient access to multiple subway lines and bus routes, Central Harlem offers connectivity alongside a rich neighborhood identity, making it an appealing location for residents, nonprofits, and institutional users alike.

POINTS OF INTEREST

- Apollo Theater
- Studio Museum in Harlem
- Marcus Garvey Park
- Adam Clayton Powell Jr. State Office Building

DEMOGRAPHICS

Within a one-mile radius of the property

\$86,294	218,854	\$86,294
Total Households	People	Avg Household Income

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

142 WEST 131ST STREET, NEW YORK, NY 10027

20,780 SF

**32 FT X 100 FT DEVELOPMENT
SITE WITH R7-2 ZONING &
DEED RESTRICTION FOR SALE**

Between Adam Clayton Powell Jr. Boulevard and Malcolm X Boulevard

For More Information Call: **212.433.3355**

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

TSC.