

TRI STATE COMMERCIAL®

FOR SALE

1,874 SF PRIME HARLEM DEVELOPMENT
LOT WITH EXCEPTIONAL VISIBILITY

64 West 132nd Street

New York, NY 10037

Between Malcolm X Boulevard & 5th Avenue

\$1,250,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
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CHARLES ELBAZ
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TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

64 West 132nd Street presents an attractive development opportunity in the heart of Central Harlem, Manhattan. This vacant development site features lot dimensions of approximately 18.75 by 100 feet, offering a versatile foundation for a range of potential uses. Positioned along a well-trafficked corridor, the property benefits from excellent visibility and a valuable signage opportunity, enhancing its appeal for developers, investors, or end-users seeking a prominent presence. Located in a highly walkable neighborhood with vibrant street life and substantial vehicle traffic, the site is ideally situated to capitalize on the area's continued growth, strong connectivity, and dynamic commercial and residential activity.

LOCATION OVERVIEW

64 West 132nd Street is ideally located in the heart of Central Harlem, one of Manhattan's most dynamic and historically significant neighborhoods. The property benefits from a vibrant mix of residential, commercial, and community-oriented activity, supported by strong pedestrian traffic and excellent visibility. Situated just moments from major thoroughfares and the bustling 125th Street corridor, the location offers convenient access to a wide range of retail, dining, cultural, and entertainment destinations. The area is well-connected by multiple subway lines and bus routes, providing seamless transportation throughout Manhattan and the greater New York City region.

Address	64 West 132nd Street, New York, NY 10037
Location	Between Malcolm X Boulevard & 5th Avenue
Block/Lot	1729 / 160
Zoning	R7-2
Lot Dimensions	18.75 FT x 100 FT
Lot Size	1,874 SF
Building Class	G7
Delivered	Vacant
Tax Class	4



\$1,250,000

Offered At

1,874 SF

Lor Size

R7-2

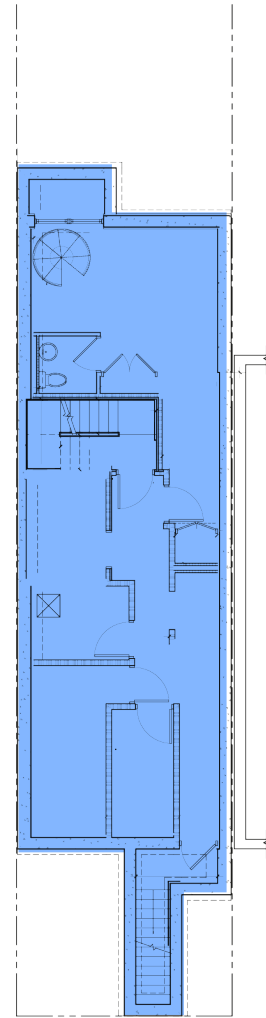
Zoning

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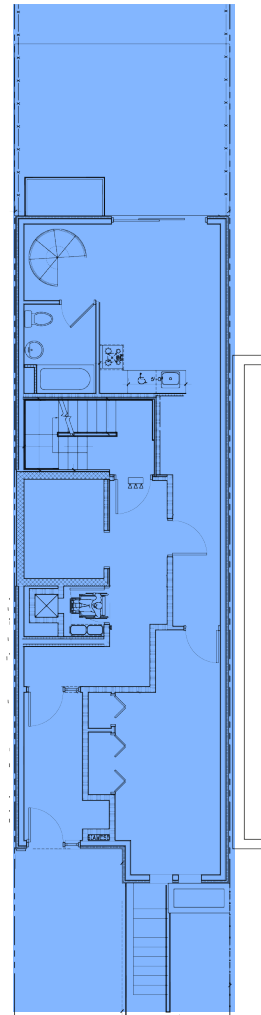
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FLOOR PLANS



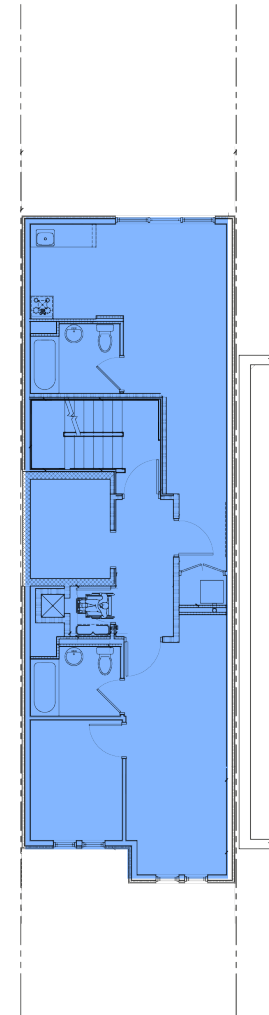
19 FT - FRONTAGE

BASEMENT



19 FT - FRONTAGE

FIRST FLOOR



19 FT - FRONTAGE

SECOND FLOOR

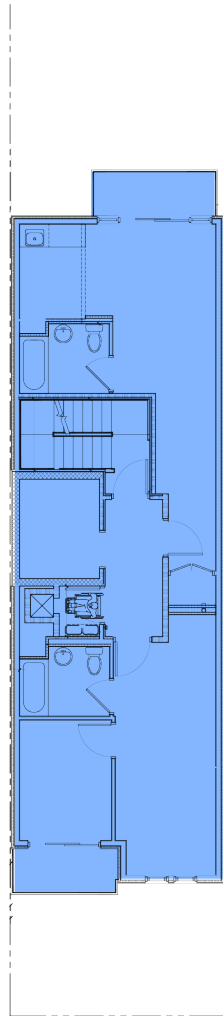
All square footages are approximate

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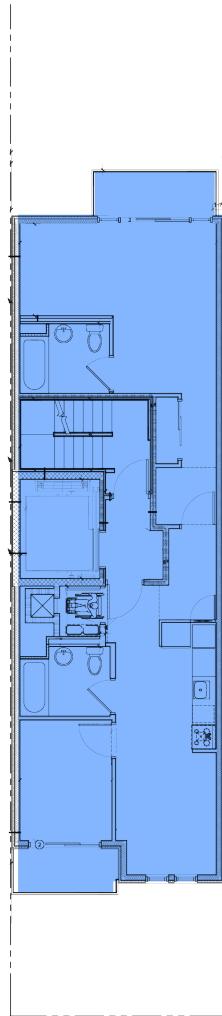
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FLOOR PLANS



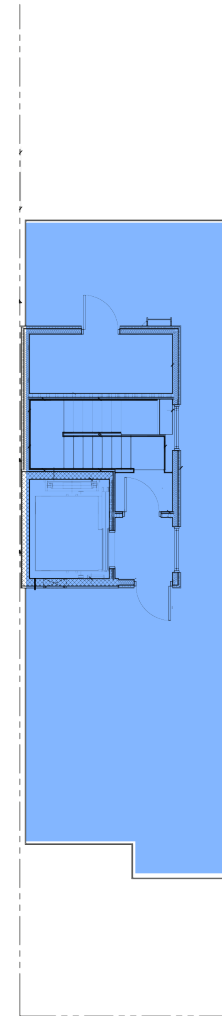
19 FT - FRONTAGE

THIRD - FOURTH FLOOR



19 FT - FRONTAGE

FIFTH - SIXTH FLOOR



19 FT - FRONTAGE

ROOF

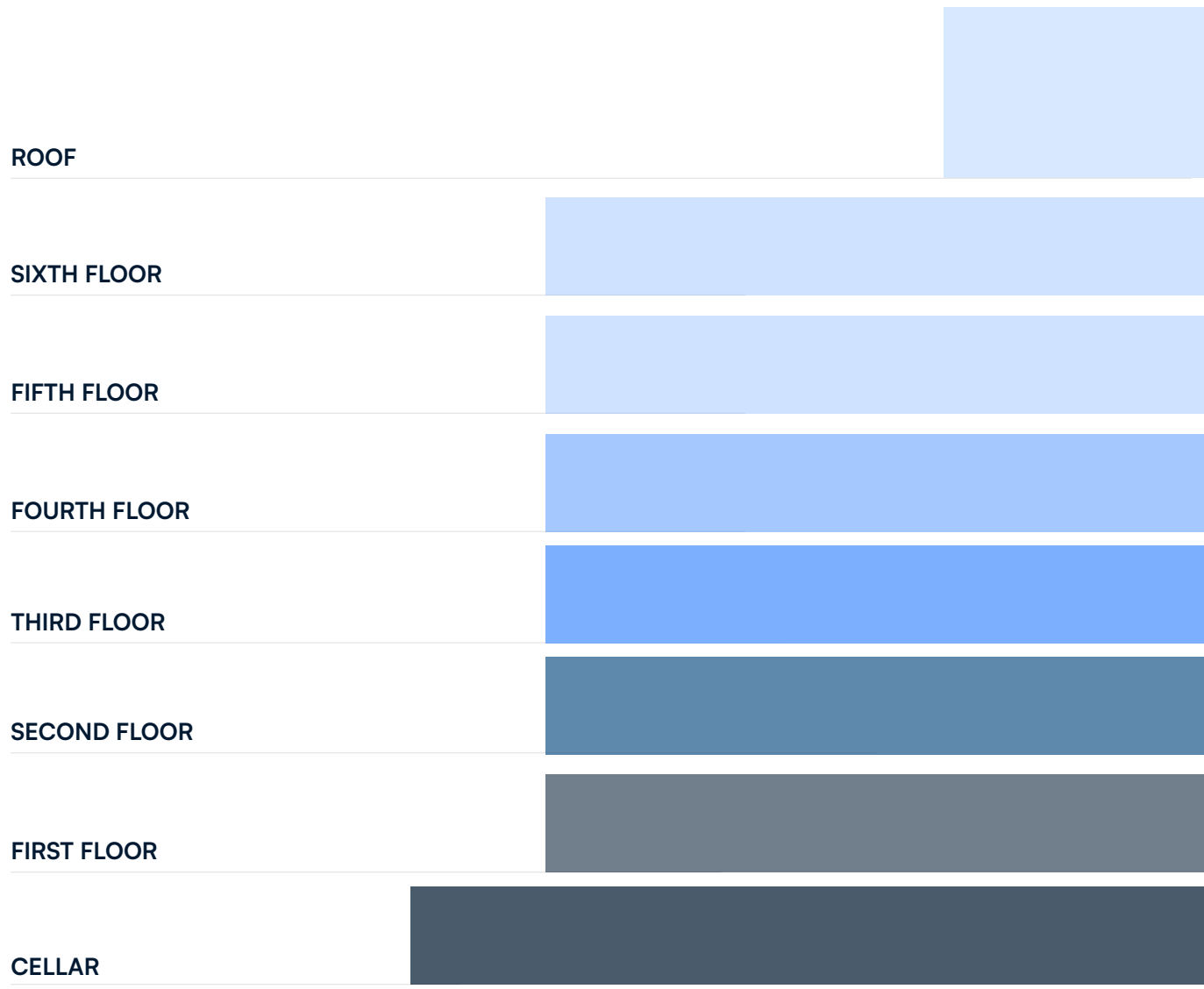
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PROPOSED STACKING PLAN

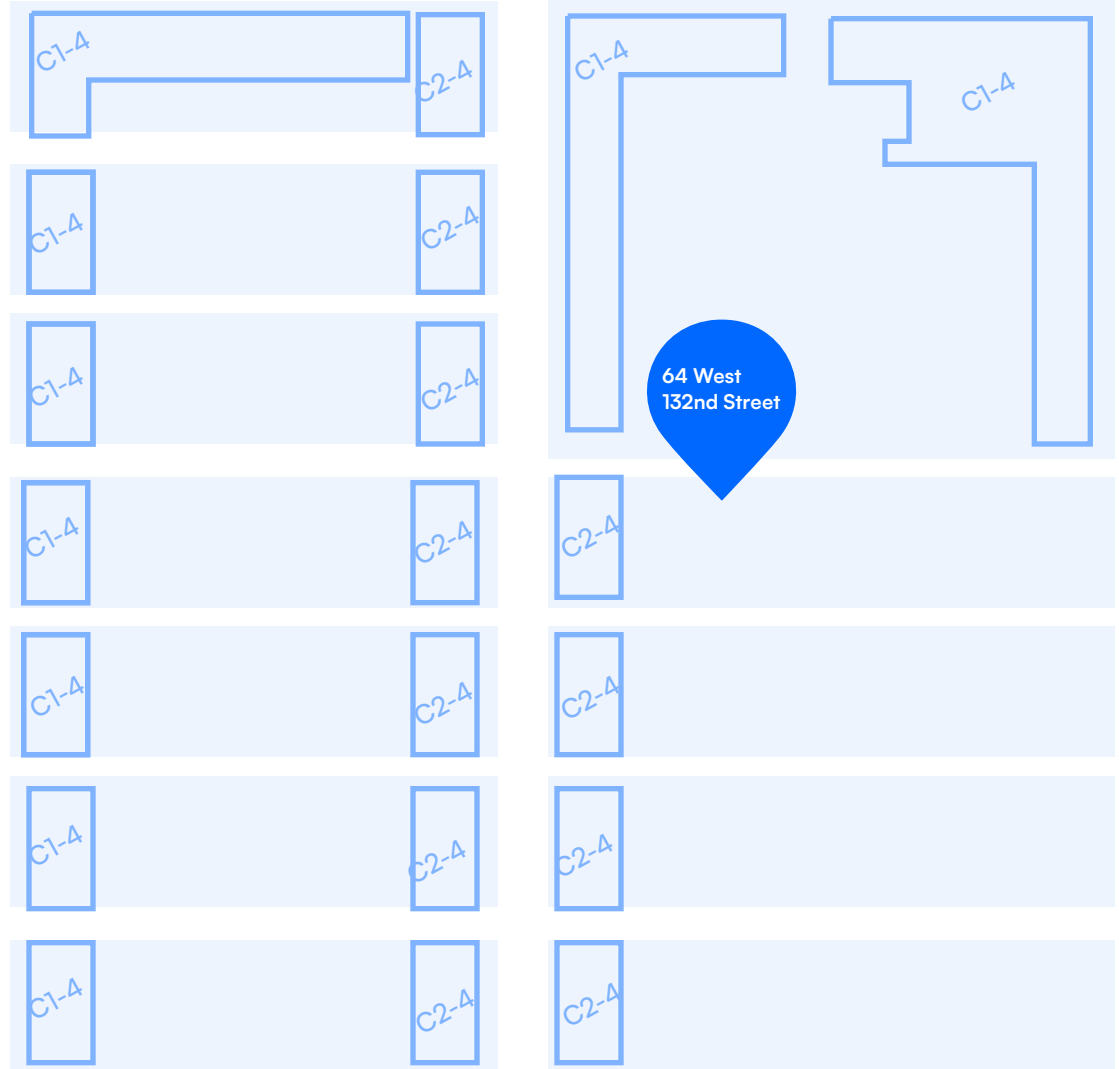


ZONING

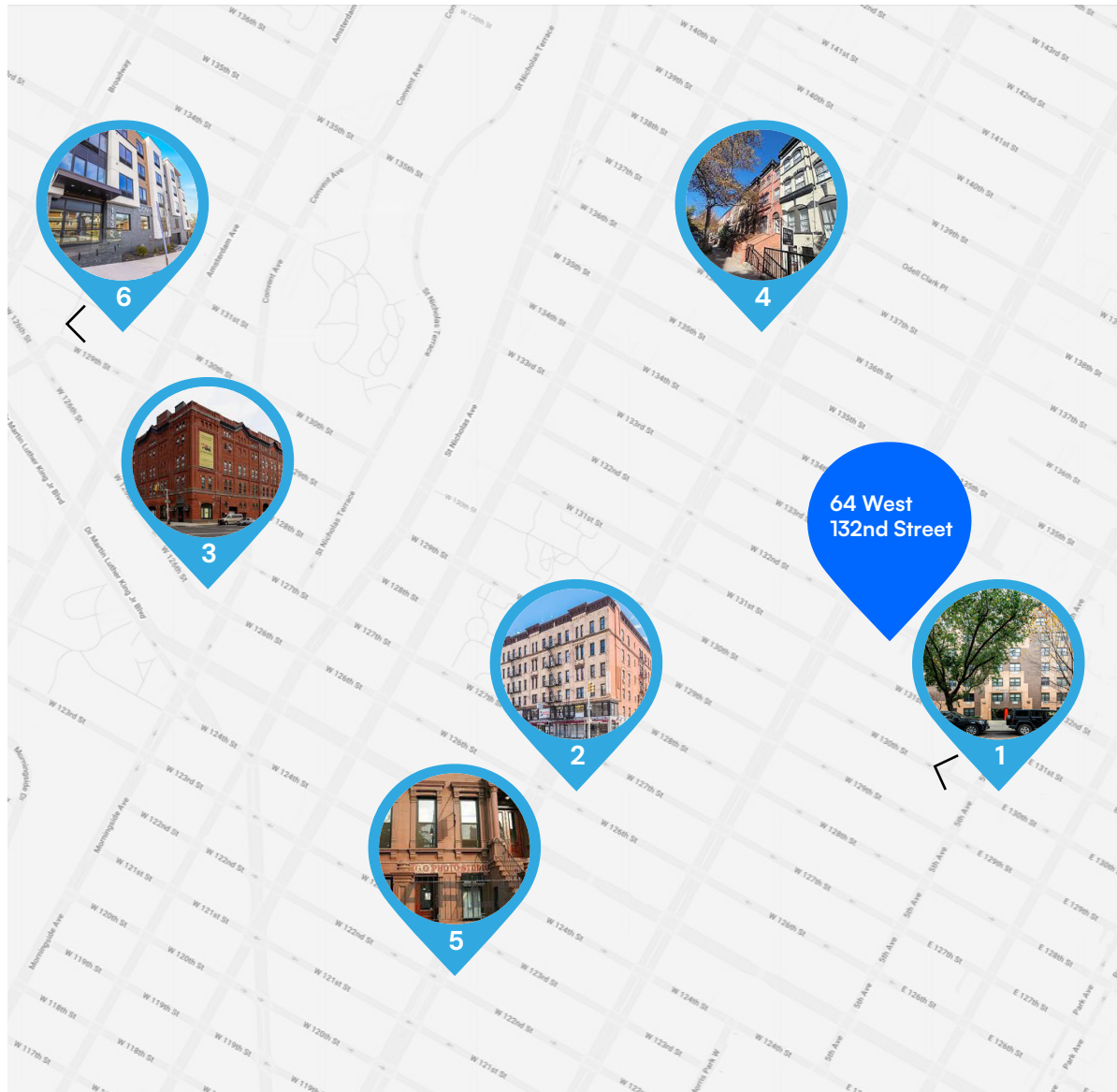
R7-2

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.



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. 1361 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.



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

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