

1600 Lexington Avenue, New York, NY Between 101st and 102nd Streets Community Facility Site/Retail Opportunity



As Exclusive Agent, Mohr Partners, Inc. is pleased to offer a community facility site and/or retail condominium **for sale or lease**:



LOT SIZE: 99.5' X 75' (7,462.5 SQ. FT.)

ZONING: R7-2 with C1-5 overlay

FAR: MAXIMUM ALLOWABLE FOR
COMMUNITY FACILITY: 6.5

RETAIL: 5,809 Sq. Ft. (Ground)
4,934 Sq. Ft. (Lower Level)
10,743 Sq. Ft.

TRANSPORTATION:

1 Block from 103rd Street Lexington Ave IRT

PRICE: Upon request.

DESCRIPTION: The site presently consists of four brownstone apartment buildings and two vacant lots. It is conveniently located a few blocks from Central Park and Mount Sinai Hospital. Ground and Lower Level will have high ceilings.

FOR MORE INFORMATION OR TO ARRANGE AN INSPECTION, PLEASE CONTACT THE EXCLUSIVE AGENTS:

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One-half of one full commission in accordance with our principal's schedule of rates and commissions will be paid, when received by us from our principal, to the procuring broker who, having executed and delivered our brokerage agreement to us, (i) consummates a sale, but only if, as and when title passes, or (ii) consummates a lease or sublease which has been executed by both the landlord and tenant, approved as required, and duly consented by the over landlord in the event of a sublease. This writing does not constitute, and shall not be construed as, an employment; and no commission shall be deemed earned, due or payable unless and until a sale, lease or sublease (as the case may be) is fully consummated. Our principal's schedule for rates and conditions is available upon request. Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

