

FOR  
SALE

# HISTORIC HARLEM BLOCKFRONT CAMPUS

Former School, Church, and Rectory at 2045 Madison Avenue

Denham Wolf Real Estate Services, as exclusive agent, is pleased to present a unique acquisition opportunity at 2045 Madison Avenue, a vacant three-building property that occupies an entire blockfront along one of New York City's most celebrated streets.

The campus is four short blocks from Harlem's "Main Street," a bustling stretch of 125th Street between Lexington Avenue and Frederick Douglass Boulevard, in the heart of Harlem. The buildings boast dramatic gothic revival-style architecture, designed by one of New York's most renowned architects, James Renwick Jr. (St. Patrick's Cathedral and the Smithsonian Institute). The three buildings present a prime opportunity for creative redevelopment including significant excess development rights, in an exciting Manhattan neighborhood experiencing substantial investment.



## INVESTMENT HIGHLIGHTS

- Full Madison Avenue Block Frontage
- Unique Opportunity for a New or Existing School, Institution, or Residential Conversion
- Zoned for Residential and Community Use
- +30,000 SF Excess Development Rights
- Significant Investment in the Neighborhood
- Dramatic Architecture from Renowned Architect
- Excellent Transportation
- Close to Upper Manhattan's Premier Retail Corridor



**ASKING PRICE: SUBMIT OFFERS**

FOR ADDITIONAL MATERIALS AND ACCESS TO THE VIRTUAL DEAL ROOM PLEASE CONTACT:

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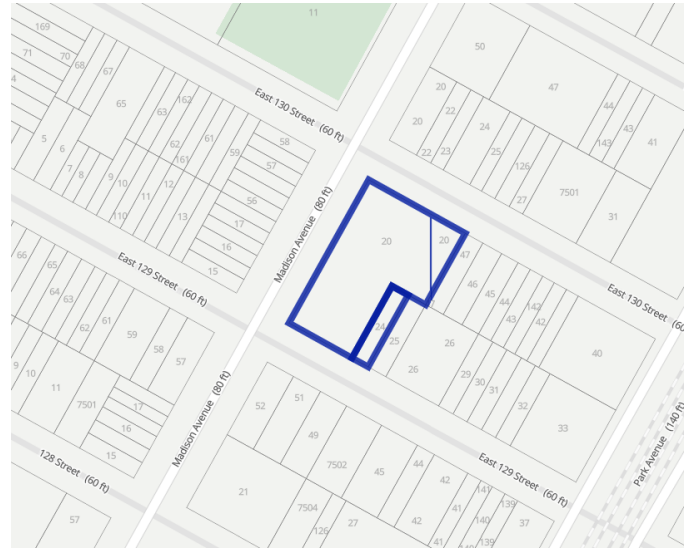
Former School, Church, and Rectory at 2045 Madison Avenue

## Property Description

The three adjoining, Landmarked buildings occupy the full blockfront between East 129th and East 130th Streets, and they are offered with vacant possession. The improvements, built between 1883 and 1904, comprise a five-story school, a dramatic former church, and an ornate four-story rectory. Each features a lower level, with the rectory also benefiting from a sub-basement. Currently, all three buildings are interconnected on the ground and lower levels.

## Redevelopment Opportunity

Preliminary analysis indicates that a maximum FAR of 4.00 is permissible for residential or community facility for the majority of the two lots. The combined zoning lot area would be up to 93,322 SF, which permits 32,203 SF of additional development rights. If inclusionary housing is included, the residential rights could increase by approximately 12,000 SF.



## PROPERTY SNAPSHOT

	School	Church	Rectory	Total
Address	50 East 130th Street	2045 Madison Avenue	47 East 129th Street	
Location	South Side of East 130th Street	North Side of East 129th Street	North Side of East 129th Street	
Year Built	1904	1886	1889	
Number of Floors*	Six	Two	Six	
Ceiling Heights	10.0' - 14.7'	13.8'-64.1'	8.5' - 11.4'	
Block/Lot	1754/20		1754/24	
Lot Dimensions	199.83' x 135 (L-shaped)		21' x 99.92'	
Lot Area	22,382 SF		2,098 SF	24,480 SF
Zoning	R7-A / R7-B			
Frontage	200' along Madison Avenue, 110' along East 129th Street and 135' along East 130th Street			445'
<b>Floor Area Summary</b>				
Above Grade GSF	35,727	17,472	7,920	61,119
Lower Level GSF	8,832	13,974	1,680	24,486
Basement GSF	0	0	1,376	1,376
<b>Total GSF</b>	<b>44,559</b>	<b>31,446</b>	<b>10,976</b>	<b>86,981</b>

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