

HARLEM COMMERCIAL CONDO

300 West 122nd St

(on St. Nicholas, between 121st & 122nd St.)



PROPERTY

Ground	16,709 SF
Selling Basement	11,340 SF
Total	28,049 SF

FRONTAGE

210+ Feet Along St Nicholas Ave, 121st St & 122nd St.

CEILING HEIGHTS

14 Feet Ground & Cellar

LOCATION INFO

Block/Lot: 1948/30 +35
Lot Area: 20,417 SF
Zoning: R8-A
Comm. Overlay: C2-4

We are pleased to present for sale or NNN lease an exceptional retail condominium currently under construction at 300 W. 122nd St. on St. Nicholas Ave. between W. 121st and W. 122nd St.

This large commercial unit of 28,049 sf will be at the base of the Skylar Condominium, a new 12-story luxury condominium currently under construction. The retail unit is projected to be delivered for possession by Q4 of 2017.

When completed, this unit will be among the largest available retail condominiums in Harlem, with extraordinary wraparound display frontage of 183 feet on St. Nicholas Ave. and 28.5 feet on W. 122nd St.

This unit will be delivered with impressive commercial infrastructure, including:

- Dedicated Loading Area
- Two (2) Cooking vents
- Freight Elevator
- Glass retail storefront

This Flagship retail location can accommodate all retail uses. Supermarkets that qualify for the NYC "Fresh" program (Food Retail Expansion to Support Health) will enjoy many local, state and federal benefits. See a full description of FRESH program benefits [HERE](#). In addition to the FRESH benefits for a qualified user, all tenants will be eligible for substantial state and local benefits including, but not limited to: ICAP & REAP benefits, empowerment zone and enterprise zone credits are also available as well as other tax and city sponsored programs dependent upon the tenants end use.

Located in the primary redevelopment corridor in Harlem Skylar Condominium, bordered by the flourishing "Restaurant Row" along Frederick Douglass Boulevard and by the quickly expanding Columbia University Campus to the North. Aside from market/grocery uses, this site is ideal for almost all uses including Restaurants/Bars, Fitness, Education/Schools, and Medical uses.

ASKING PRICE: \$32,400,000

Walker Malloy & Company, Inc.

RAFE EVANS
SVP
212.712.6186
rafeevans@walkermalloy.com

ERIC FISHER
Retail Specialist
212.712.6199
efisher@walkermalloy.com

GARY SCHWARTZMAN
Senior Retail Specialist
212.712.6183
gschwartzman@walkermalloy.com

www.walkermalloy.com

ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in said agreement. Our commission rate schedule is available upon request.

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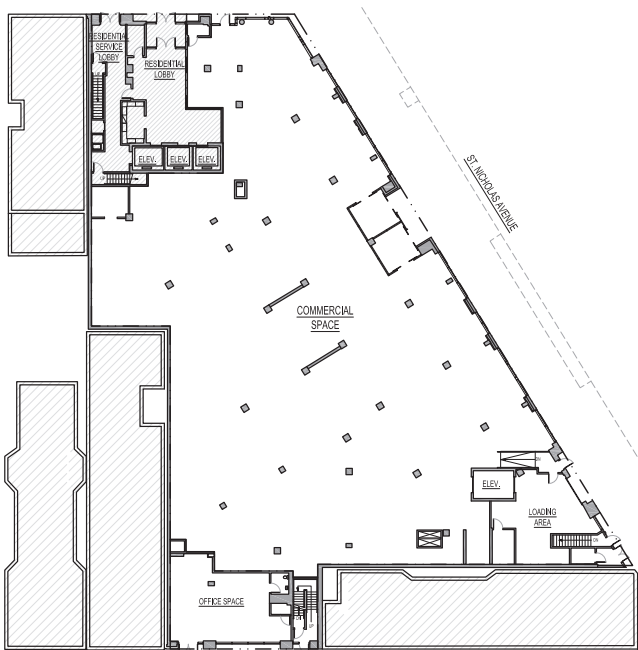


Retailers

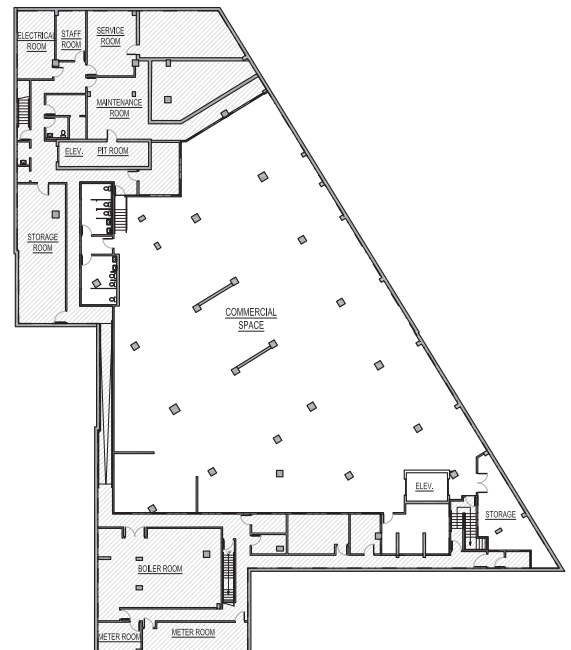
- ★ **Whole Foods**
- 1 Best Market
- 2 Chase
- 3 TD Bank
- 4 Aloft Harlem
- 5 Apollo Theater
- 6 Chocolat
- 7 Dunkin Donuts
- 8 Fuel Pizza
- 9 Harlem Burger Co.
- 10 Harlem Tavern
- 11 Levain Bakery
- 12 Minton's
- 13 Red Rooster
- 14 Streetbird
- 15 Viniateria
- 16 AMC Theater
- 17 Dwyer Cultural Center
- 18 My Gym
- 19 NYPD 28th Precinct
- 20 Old Navy

FLOOR PLAN

Ground Floor 16,709 SF



Selling Basement 11,340 SF



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