

2733 FREDERICK DOUGLASS BOULEVARD

MIXED-USE J-51 INVESTMENT
OPPORTUNITY FOR SALE

ASKING PRICE: \$4,250,000



CENTRAL HARLEM, NYC

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TAHARI
REALTY

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TABLE OF CONTENTS

Property Description -----	2
Development Opportunity -----	3
Rent Roll -----	4
About The Nieghborhood -----	5
Transportation -----	6
Property Photos -----	7 & 8

PROPERTY OVERVIEW

Tahari Realty is pleased to offer 2733 Frederick Douglass Boulevard, a mixed-use investment property located on Frederick Douglass Boulevard in the heart of Central Harlem. The property consists of 12 residential apartments and 2 ground-floor retail spaces totaling approximately 12,434 existing square feet. The asset offers stable in place income together with long-term upside through rental growth and meaningful remaining development rights.

PROPERTY SNAPSHOT

Address: **2733 Frederick Douglass Boulevard, New York, NY 10039**
Property Type: **Mixed-Use Multifamily**
Residential Units: **12**
Retail Units: **2**
Lot Size: **4,638.8 SF**
Existing Building Area: **Approx. 12,434 SF**
Remaining Development Rights: **Approx. 15,491 SF**
Zoning: **C4-4D (R8A)**
Block/Lot: **2045 / 11**
Stories: **5**
Asking Price: **\$4,250,000**

INVESTMENT HIGHLIGHTS

It is a J-51 building. (J-51 is in place until October 2026)
Prime Central Harlem location.
12 residential apartments and 2 retail spaces.
Stable neighborhood retail tenancy.
Approximately 15,491 SF of remaining development rights.
Existing building area: approximately 12,434 SF.
C4-4D (R8A) zoning.
Approximately 2 blocks from the A/C/B/D subway lines.
Approximately 5 blocks from the 1 subway line.
Apartments should become free market upon J-51 expiration.
please confirm with attorney
Once abatement expires units become FM upon vacancy.
Please conduct independent review with attorney to confirm

BUILDING DESCRIPTION

Classic Harlem brick walk-up featuring attractive red-brick architecture, decorative masonry, renovated residential interiors with hardwood flooring, stainless steel appliances, modern bathrooms, abundant natural light, and active ground-floor retail.

DEVELOPMENT RIGHTS SUMMARY

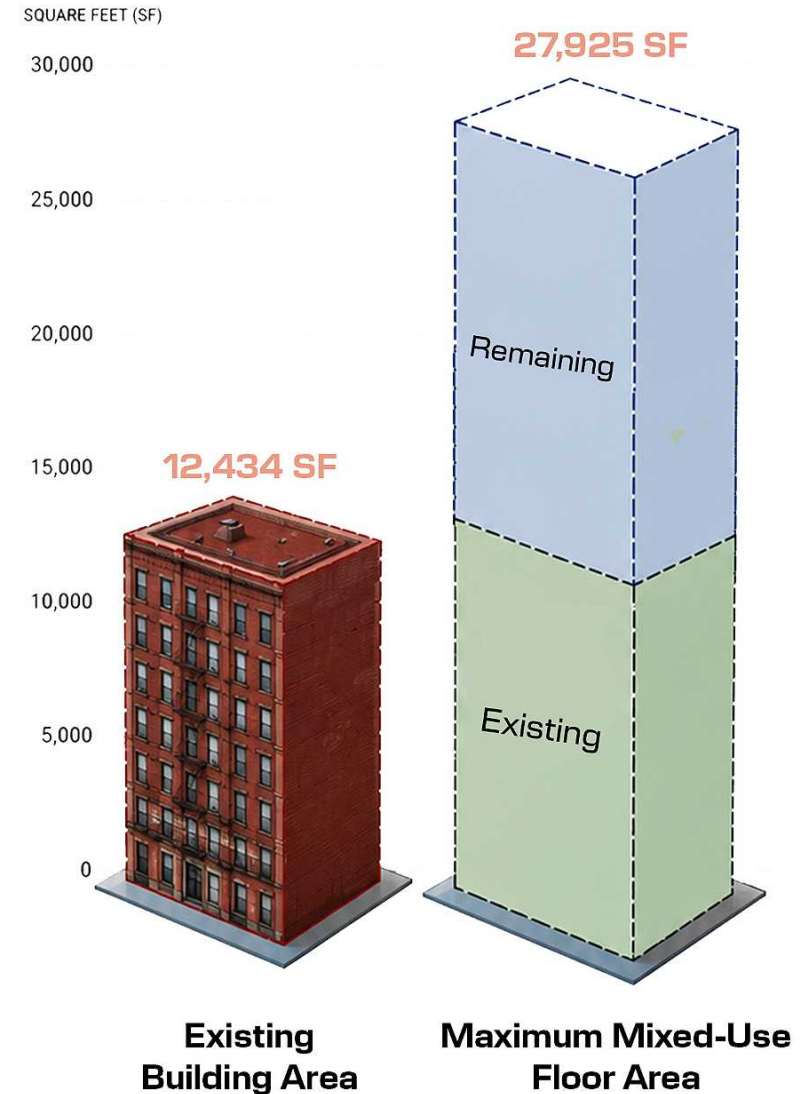
Existing Building Area: **Approx. 12,434 SF**

Maximum Mixed-Use Floor Area: **27,925 SF**

Remaining Development Rights: **Approximately 15,491 SF**

Maximum Units (per zoning analysis): **41**

Existing Units: **12**



Unit	Type	Current Rent	2027 Pro Forma
1A	2 BR	\$1,158	\$1,170
2A	2 BR	\$1,350	\$3,750
2B	1 BR	\$2,500	\$3,350
2C	Studio	\$1,100	\$3,100
3A	2 BR	\$1,157	\$3,650
3B	1 BR	\$1,198	\$1,250
3C	Studio	\$1,386	\$1,425
4A	2 BR	\$1,070	\$1,095
4B	1 BR	\$1,386	\$1,405
4C / 5C	Duplex	\$1,208	\$1,251
5A	2 BR	\$1,282	\$1,305
5B	1 BR	\$1,350	\$3,200
Store 1	Eatery	\$5,721	\$5,950
Store 2	Barber	\$5,300	\$5,600
Annual Total		\$325,992	\$450,012

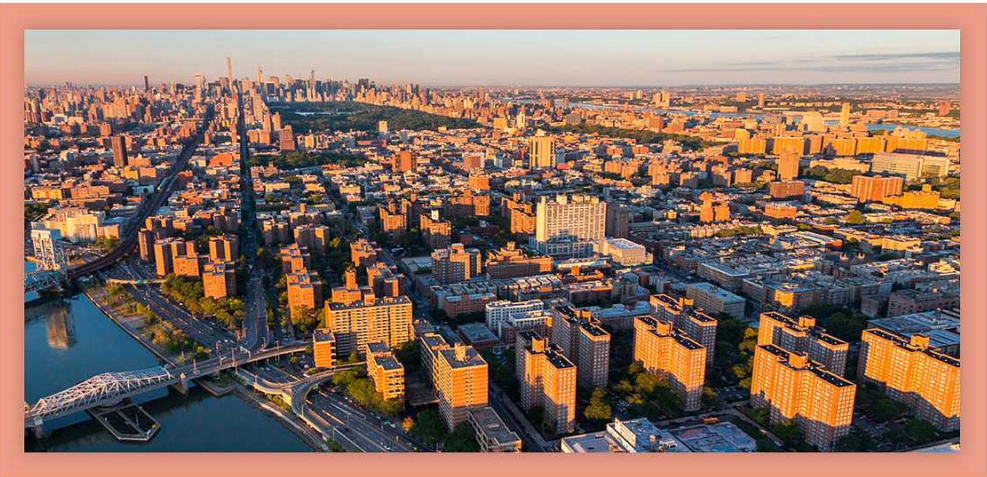
EXPENSES

Taxes	\$8,172
Insurance	\$23,000
Water	\$10,500
R and M	\$12,000
Super	\$5,000
Management	\$9,750
Reimbursement	\$6,000

NOI: \$263,500

ABOUT THE NEIGHBORHOOD

Located along Frederick Douglass Boulevard in Central Harlem, the property benefits from excellent neighborhood amenities, a thriving retail corridor, and outstanding public transportation. The property is approximately two blocks from the A/C/B/D subway lines and five blocks from the 1 train. Harlem continues to attract residents through its historic character, growing restaurant scene, neighborhood investment, and long-term housing demand.



TRANSPORTATION

Transit/Subway	Walk	Distance
145 Street (A,B,C,D Line)	03 mins	0.2 mi
Harlem-148 Street	06 mins	0.4 mi
145 Street (3 Line)	07 mins	0.4 mi
145 Street (1 Line)	10 mins	0.5 mi
155 Street (A,C Line)	12 mins	0.6 mi

Commuter Rail	Drive	Distance
Yankees-E 153 St	03 mins	1.2 mi
Harlem-125 St	05 mins	1.6 mi
Melrose	06 mins	2.0 mi
Highbridge Yard	08 mins	2.8 mi
Morris Heights	10 mins	3.5 mi

Airport	Drive	Distance
LaGuardia	17 mins	7.6 mi
Newark Liberty International	27 mins	22.2 mi

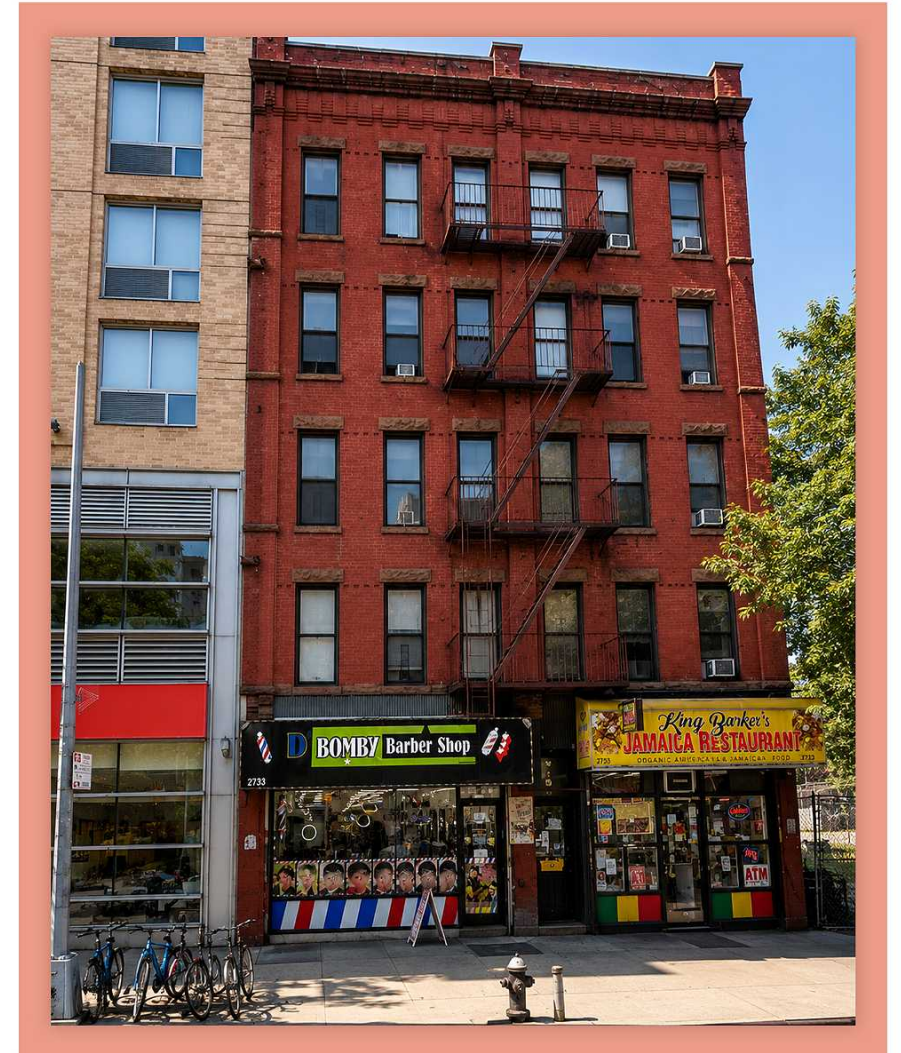
 WALK SCORE
100%

 TRANSIT SCORE
100%

 BIKE SCORE
70%

*Apartments.com

EXTERIOR



INTERIOR



2733 FREDERICK DOUGLASS BOULEVARD

FOR MORE DETAILS CONTACT US

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