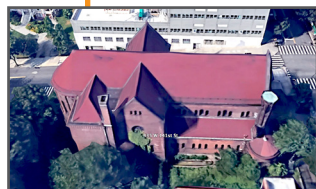
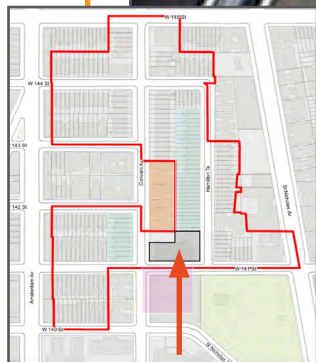


EXCITING DEVELOPMENT/RESTORATION/ ADAPTIVE RE-USE OPPORTUNITY!



Key historic Harlem site with building on 20,325 sf lot and potential 73,289 buildable sf offers multiple development opportunities:

- ◆ Restore church as a religious institution
- ◆ Restore church for adaptive re-use as:
 - Educational or other Institution
 - Museum, Interpretive Center
 - Theater, Concert Hall, Event Space
 - Mixed use—residential and community space
- ◆ Ground-up development in adjacent vacant lot(s)
 - Additional offices/classrooms for Institution
 - Garden/recreation space for Institution
 - Residential—rentals and/or condos (affordable)
 - Mixed use—residential and community space

FOR SALE—\$16,000,000

Address	435 W 141 St
Neighborhood	Hamilton Heights
BBL	1-2050-1
Year Built	1892
Lot Area	20,325 sf
Lot Location	Full block
Frontages	3 w/403 linear ft
Church lot	78.25' x 200'
Vacant lot	46.75' x 100'
Max Height	70'
Landmark	Yes
Zoning	R6A
FAR 2.0	Community Facil
FAR 3.0/3.6	Residential

Contact:

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Located at 435 West 141st Street in the heart of Harlem's Hamilton Heights Historic District, the Episcopal Church of St. Luke's designed by Robert H. Robertson and built of steel and red-dish brownstone in 1892, has been described as one of the best examples of Romanesque Revival architecture in New York City.

In 1942, with a community influx, St. Luke's merged with St. Martin's Episcopal Church on West 122nd Street and Lenox Avenue in South Harlem headed by the Rev. Dr. John H. Johnson. As parishioners moved to St. Martin's, St. Luke's was left with a diminishing presence and the newly combined parish was left with two enormous buildings to maintain.

Building Forward. The following pages are taken from a comprehensive Conditions and Property Evaluation of St. Luke's Church prepared by Barry Donaldson Architects in 2017 and a St. Luke's Zoning Analysis. These pages present their background study of the property with zoning and area calculations and two development options—1. All Residential Development (with inclusionary housing) and, 2. All Community Facility Space.



We invite all interested parties to contact us for further discussions, 3D and video walk-through tours, and/or in-person tour of the site.

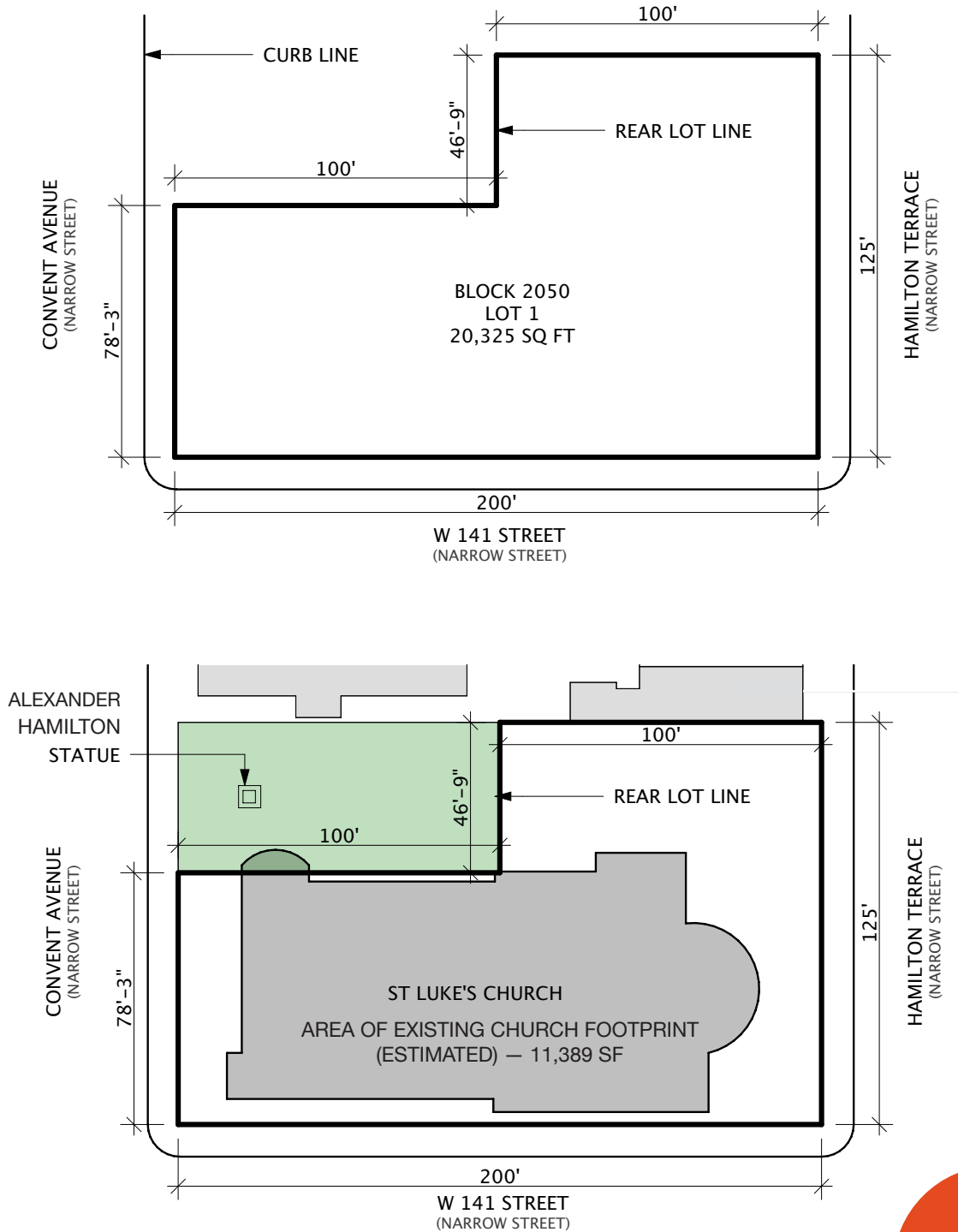
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Background Study_1

Block 2050, Lot 1



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Background Study_2

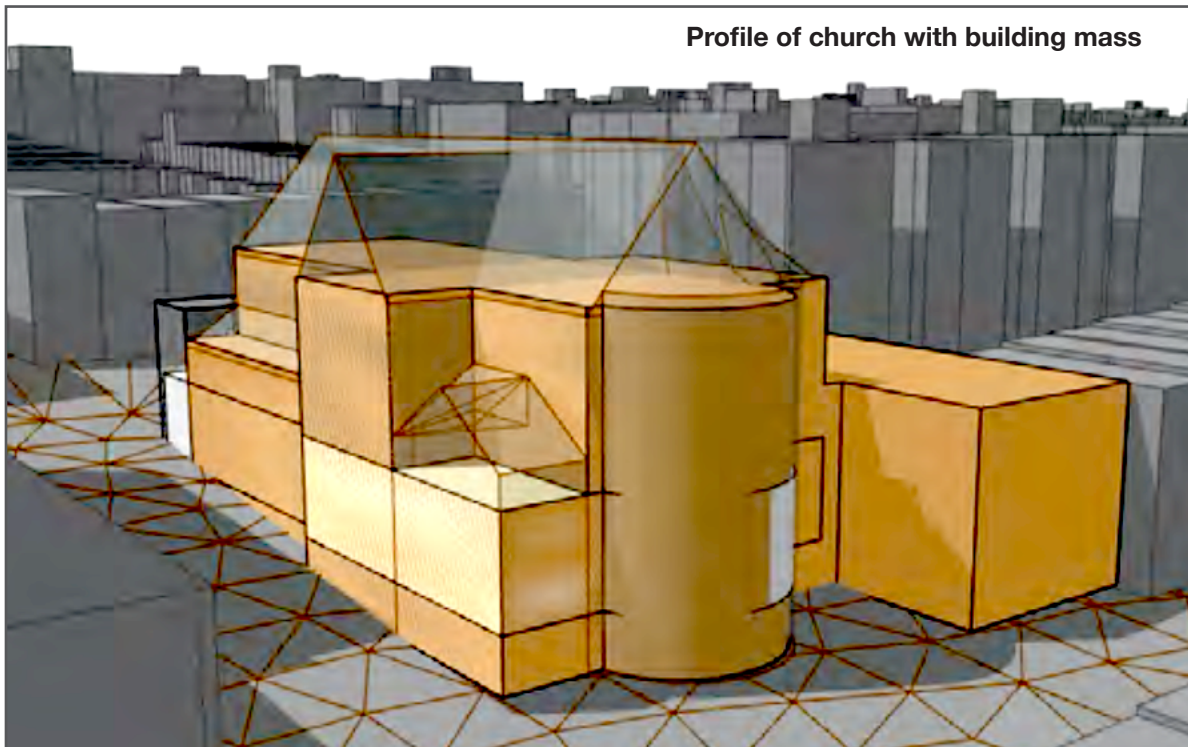
Block 2050, Lot 1

ZONING

- Zoning District — R6A (Contextual)
- Residential FAR (Basic) — 3.0
- Residential FAR (w/Inclusionary Housing Bonus) — 3.6
- Community Facility FAR — 2.0
- Maximum Lot Coverage — 100% (Corner Lot)
- Base Building Height — 40' ft min to 60 ft max
- Max Building Height (Basic) — 70'

NOTES

- Building must match street wall of adjacent property to a maximum of 10' from the street
- The lot line indicated qualifies as a rear lot line. No rear yard is necessary here as it is within 100' from an intersecting street.



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Area Calculations_1

OPTION: ALL RESIDENTIAL DEVELOPMENT (Inclusionary Housing)

The proposed residential development building follows existing church building as its part and extends to fulfilled desired area requirement.

Lot Area = 20,325 Sq Ft FAR = 3.6

MAXIMUM FAR (Quality Housing)

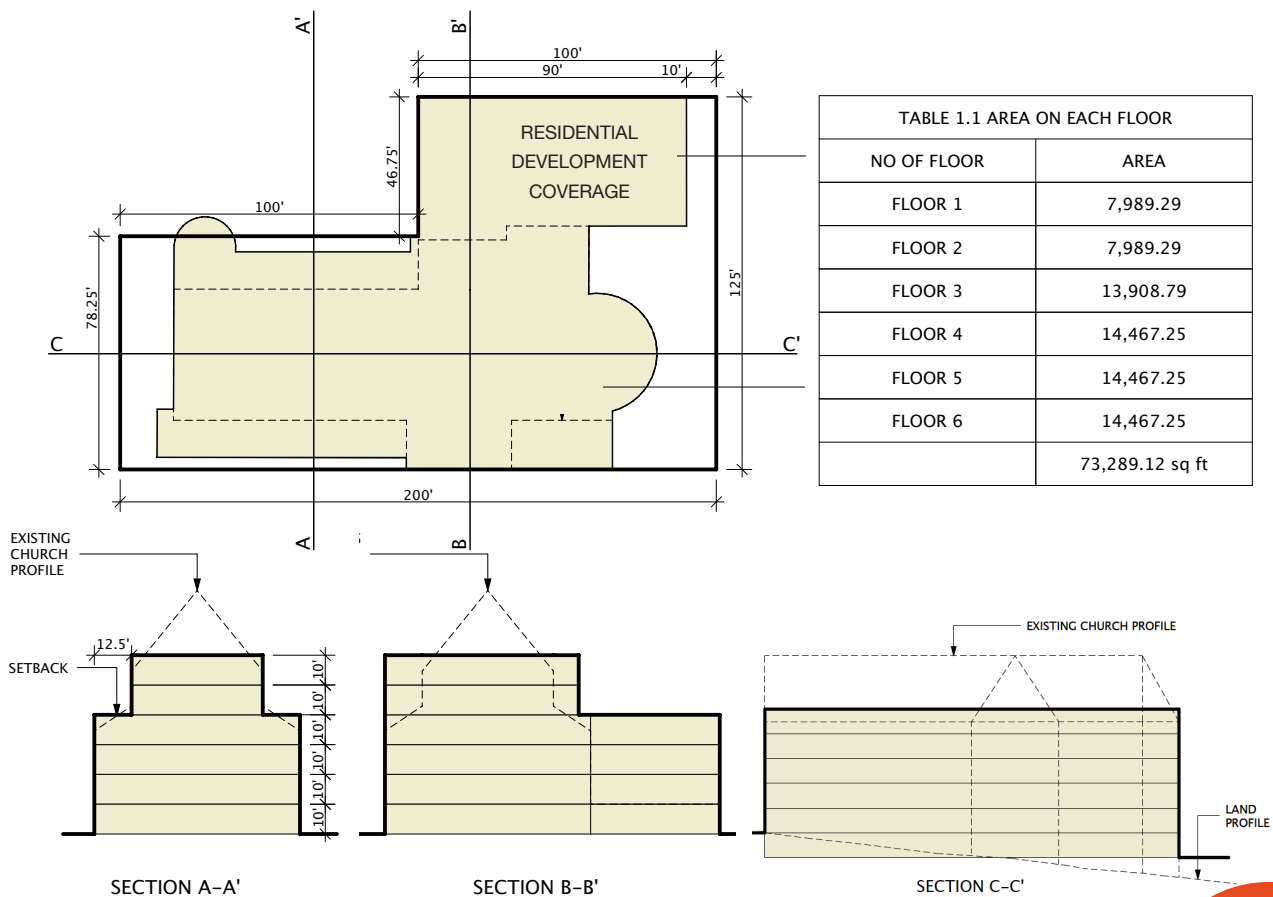
- Basic

20,325 Sq Ft (Area of Site) X 3.0 = 60,975 Sq Ft (Maximum Development)

- Inclusionary Housing

20,325 Sq Ft (Area of Site) X 3.6 = 73,170 Sq Ft (Maximum Development)

Total floor area of the building based on Table 1.1 = 73,289 Sq Ft



Area Calculations_2

OPTION: ALL COMMUNITY FACILITY SPACE

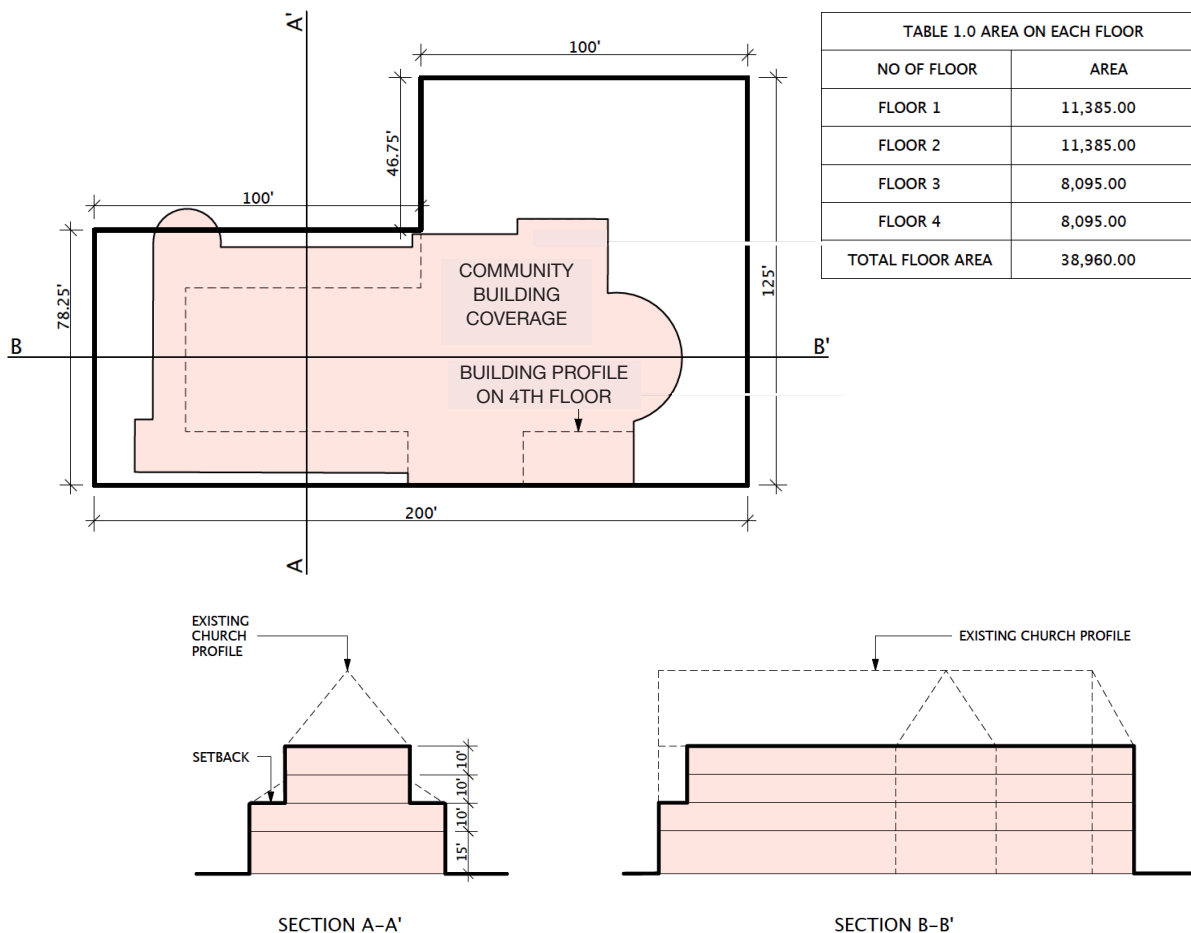
The proposed residential development building follows existing church building as its part and extends to fulfilled desired area requirement.

Lot Area = 20,325 Sq Ft FAR = 2.0

MAXIMUM FAR (Community Facility)

- 20,325 Sq Ft (Area of Site) x 2.0 = 40,650 Sq Ft (Maximum Development)
- Existing Church Building Area = 11,389 Sq Ft , so Community Facility Building Area (Max on one floor) = 11,389 Sq Ft

Total floor area of the building based on Table 1.0 = 38,960 Sq Ft < 40,650 Sq Ft



The interior of the sanctuary and lower level with classrooms, performance stage, large gathering event space, and full-size kitchen:



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