



DEVELOPMENT SITE ASSEMBLAGE · TWO PARCELS FOR SALE

462 Columbus Avenue & 103–105 West 82nd Street

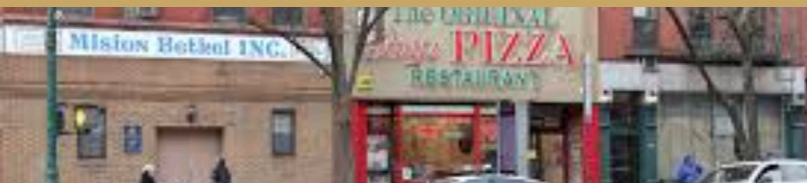
Home of the Famous Original Ray's Pizza · Steps from Central Park & the American Museum of Natural History

\$18,525,000

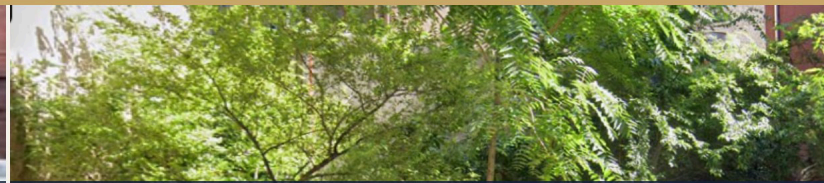
ASKING PRICE — BOTH PARCELS

28,501 SF Buildable (7.52 FAR)

3,790 SF Combined Lot Area



462 Columbus Ave — Existing Taxpayer Building



103–105 W. 82nd St — Vacant Lot

THE ASSEMBLAGE — TWO CONTIGUOUS PARCELS, BLOCK 1213

PARCEL 1

462 Columbus Avenue

Famous Original Ray's Pizza

Block 1213

FAR 7.52

Lot Size 25' x 100'

Bldg Class 1K1

Built 25' x 88'

PARCEL 2

103–105 West 82nd St

Vacant Land, behind Mission Bethel

Block 1213

FAR 7.52

Lot Size 25' x 50'

Class V1

2,500 SF (Columbus Ave) + 1,290 SF (W. 82nd St) = **3,790 SF** Total Footprint

3,790 SF × 7.52 FAR = **28,500.8 Buildable SF**

28,501 SF

BUILDABLE (AS-OF-RIGHT)

SELLER CONTINGENCY

Owner Rosolino Mangano, "Famous Original Ray," must be delivered and own, as a condominium unit, a vented white box of 25' x 40' on Columbus Avenue for a new pizzeria.

LISTING CONTACT

Joseph Tar Schmidt Sr.

Great American Brokerage

Joseph@RestaurantExpert.com

(516) 220-9172

All information furnished regarding this property is from sources deemed reliable but is not guaranteed. Prospective buyers should conduct their own independent investigation.

Investment Possibilities & Neighborhood Analysis

INVESTMENT POSSIBILITIES

The site carries substantial unrealized FAR and an assemblage footprint that spans avenue and side-street frontage — two features a single-lot site on this block cannot offer.

UNREALIZED FAR

28,501 SF buildable against a low-rise ~2,200 SF footprint building today — the bulk of the site’s 7.52 FAR remains unbuilt.

ASSEMBLAGE EFFICIENCY

Combined Columbus Ave + W. 82nd St lots give a builder avenue frontage and mid-block depth in one footprint — more efficient core and unit-mix planning than either parcel alone.

RAY’S CONDO CARVE-OUT

The 25’ x 40’ white box is delivered to Ray’s as an owned condominium unit — a one-time construction obligation, not an ongoing landlord relationship.

DILIGENCE NOTE

Buyer to independently confirm zoning designation, permitted use group, and any landmark or historic-district overlay with NYC DCP / LPC before underwriting a specific program.

NEIGHBORHOOD ANALYSIS

Columbus Avenue between West 81st and 82nd Streets sits at the heart of the Upper West Side — a dense, established residential corridor anchored by Central Park and the American Museum of Natural History.

Central Park	Two short blocks east on W. 82nd Street
American Museum of Natural History	Adjacent, fronting Central Park West at W. 79th–81st St
Subway	81st St–Museum of Natural History (B/C) on Central Park West, about one block away
Columbus Ave Corridor	Established restaurant & retail strip with strong day and evening foot traffic
Housing Stock	Dense prewar co-op and condo buildings with a deep, stable resident base

The combination of a museum-anchored tourist draw, a subway stop within a block, and a long-standing affluent residential base is what supports underwriting new construction here — not projected growth, but demand that already exists on the block today.