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YOUR HOME

alive and kicking

New condos spark exciting retail boom on Frederick Douglass Boulevard

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If you build it they will come, applies more than anywhere else in the city to Frederick Douglass Blvd. between 116th and 125th Sts. After a dozen or so new condominium projects went up in the last three years, the knock on the street was lack of services.

Not anymore. Supermarkets, cafes, salons, banks, pharmacies, wine stores, wine bars, bakeries, beer gardens and upscale restaurants have popped up on the street, making it one of the most convenient stretches in all of Harlem.

“All of these condos were built with modern amenity spaces at their base, and those spaces are being filled quickly by local entrepreneurs and national chains that see the value of being there,” says Stephen G. Kliegerman, executive director of development marketing for Halstead, who represents over 23 buildings above 110th St. “New buyers realize they can get the same amount of living space as the upper West Side, be 10 minutes farther uptown, and pay about half the price. This is another beginning for Harlem, and it can only get better.”

Here’s a look at a mix of retail and residential hits in the area:



LIVMOR

2131 Frederick Douglass Blvd.
livmor.com

More than 90% sold, Livmor was a major success for a new condo project. Located at 115th St., the 73-unit building has a children’s room, parking and an outdoor common terrace. Interiors are by designer Cathy Hobbs, who gave the lobby space an earthy yet elegant feel. A two-bedroom penthouse with a 950-square-foot private terrace is on the market for \$1.2 million. A tax abatement for the building means very low annual taxes for 15 years.

Livmor was 90% sold in a year

