

613 & 615 WEST 46TH STREET

NEW YORK, NY 10036

**MASSEY
KNAKAL**
Realty Services



Location:	Northside of West 46th St. between 11th & 12th Avenues
Block & Lots:	1094/23 & 24
Zoning:	M2-4
F.A.R.:	5.0

	613 W. 46th St.	615 W. 46th St.	
Lot Size:	25' x 102.5' (irr.)	25' x 102.5'	
Lot Area:	2,470	2,560	= 5,030 SF total (Approx.)
Buildable SF:	12,350	12,802	= 25,152 SF total (Approx.)
Building Size:	n/a	25' x 102.5'	
Gross Sq. Ft.:	n/a	2,560	= 2,560 total (Approx.)
Air Rights:	12,350	10,242 SF	= 22,592 total (Approx.)

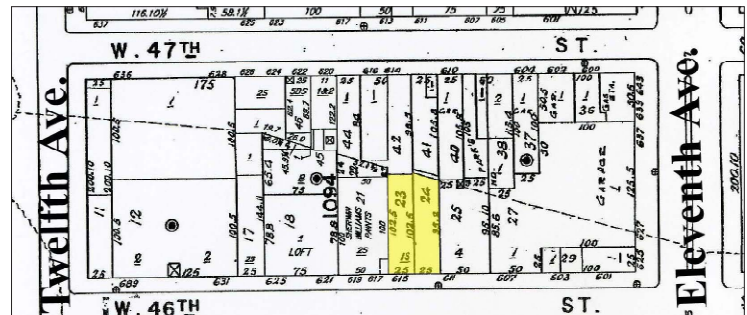
Assessment:	\$128,020	\$150,030	('11/'12)
R.E Taxes:	\$13,201	\$15,471	('11/'12)

DESCRIPTION

Two contiguous lots with 50' of combined frontage. 613 is a vacant lot with an overhead door that is currently used for parking. 615 is a one-story garage building. The property will be delivered vacant and holds tremendous potential for an owner-occupant in need of parking and distribution space.

Please note that Ownership is also marketing a 50' x 100' lot that is adjacent to the East that has a 4-story elevated warehouse as well as a 25' x 102' one-story garage building that is contiguous at the rear and has frontage on West 47th Street.

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For more information, please contact exclusive agent:

Christoffer Brodhead

Director of Sales

212-696-2500 x7799

cbrodhead@masseyknakal.com

ASKING PRICE
\$5,500,000

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

205 Montague Street • Third Floor • Brooklyn, NY 11201 • 718.238.8999 • Fax 718.238.6091

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THE BRONX BROOKLYN MANHATTAN NASSAU QUEENS STATEN ISLAND WESTCHESTER

609-11, 613, 615 WEST 46TH ST. & 610 WEST 47TH ST.

NEW YORK, NY 10036

**MASSEY
KNAKAL**
Realty Services



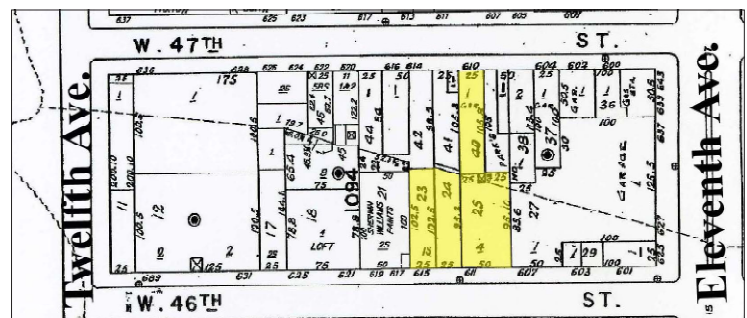
Location:	North side of West 46th St. & south side of West 47th St. between 11th & 12 Ave.
Block & Lots:	1094/23,24, 25 & 40
Zoning:	M2-4
F.A.R.:	5.0

	609-11 W. 46th	613 W. 46th	615 W. 46th	610 W. 47th	
Lot Size:	50' x 95.10' (irr.)	25' x 102.5' (irr.)	25' x 102.5'	25' x 105.8'	
Lot Area:	4,771	2,470	2,560	2,644 SF	= 12,445 SF total (Approx.)
Buildable SF:	23,854	12,350	12,802	13,219	= 62,225 BSF total (Approx.)
Building Size:	50' x 95.10'	n/a	25' x 102.5'	25' x 105.8'	
Gross SF:	19,084	n/a	2,560	2,644	= 24,288 SF total (Approx.)
Air Rights:	4,770	12,350	10,242	10,575 SF	= 37,937 BSF total (Approx.)

Assessment:	\$593,730	\$128,020	\$150,030	\$148,050	= \$1,019,830 total ('11/'12)
R.E Taxes:	\$61,225	\$13,201	\$15,471	\$15,267	= \$105,164 total ('11/'12)

DESCRIPTION

Four contiguous lots with 100' of frontage on West 46th Street and 25' of frontage on West 47th Street. There is a 50' wide, 4-story elevated warehouse building with garage space on the ground floor (609-11 West 46th Street), a 25' vacant lot (613 West 46th Street), and two one-story 25' wide garage buildings (615 W. 46th St & 610 West 47th Street). Combined, the lots represent 12,445 sq. ft. (approx.) and allow for 62,225 b.s.f. (approx.) of commercial development. Views from the roofs include Midtown to the East and the Hudson River and the Intrepid, as well as the proposed future home of the Space Shuttle, to the West.



For more information, please contact exclusive agent:

ASKING PRICE
\$14,750,000

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