

CB 5 Inclusionary Air Rights For Sale

**MASSEY
KNAKAL**

Realty Services



Viability:

Within R10 (or equivalent) Zoning, in Community Board 5 or within a 1/2 mile radius of the original site, 1 East 35th Street, New York, NY.

Applicable Zoning:

C1-9, C2-8, C4-6, C4-7, C5, C6-4 through C6-9

Offering Description:

21,600 square feet of off-site Inclusionary Air Rights, which may be applied within Community Board 5 (CB 5) or within a 1/2 mile radius of the original site, 1 East 35th Street, New York, NY (Block: 865, Lot: 5), so long as they are transferred to a property within an R10 (or equivalent) zoning district. Properties in manufacturing districts are not eligible. CB 5 stretches from 57th Street down to 14th Street, covering most of the area between Lexington and Eighth Avenues.



PLEASE SUBMIT OFFERS

For further information or inspection, please contact Exclusive Agents:

John F. Ciraulo

Vice Chairman, Partner
jciraulo@masseyknakal.com
212.696.2500 x7700

Robert Burton

Senior Vice President of Sales
rburton@masseyknakal.com
212.696.2500 x7770

Michael A. Azarian

Director of Sales
mazarian@masseyknakal.com
212.696.2500 x7721

Carlos Olson

Associate
colson@masseyknakal.com
212.696.2500 x7724

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. 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.

275 Madison Avenue • Third Floor • New York, NY 10016 • 212.696.2500 • Fax 212.696.0333

www.masseyknakal.com

THE BRONX BROOKLYN MANHATTAN NASSAU NEW JERSEY QUEENS STATEN ISLAND WESTCHESTER