

Property Features:

- Four-Story 19,600 SF Corner Building + 1,500 SF Yard
- Total Lot SF: 6,400 SF (80' x 80')
- Building Dimensions: 60' x 80' (slightly irregular)
- Yard Dimensions: 20' x 80' fronting 4th Avenue
- Total Building SF: 19,600 SF (Above Grade)
- 24,600 SF Total w/ Basement
- Ground Floor - 4,900 SF | 2nd Floor - 4,900 SF
- 3rd Floor - 4,900 SF | 4th Floor - 4,900 SF | Basement - 4,900 SF
- C2-4/R7A Zoning (FAR 4.0 - Residential - FAR 5.01 Inclusionary Housing
FAR 2.0 - Commercial - FAR 4.0 - Community Facility)
- Can Build 25,600 SF - Build Additional 6,000 SF

Subway Stop **R** (53rd St / 4th Avenue)

Asking Price: **Vincent Lopez**

\$6,200,000

Taxes:

\$74,145.00

Exclusive Agent:

917-523-5772

vlopez@krgnyc.com

Jacques Wadler

Exclusive Agent:

516-650-1123

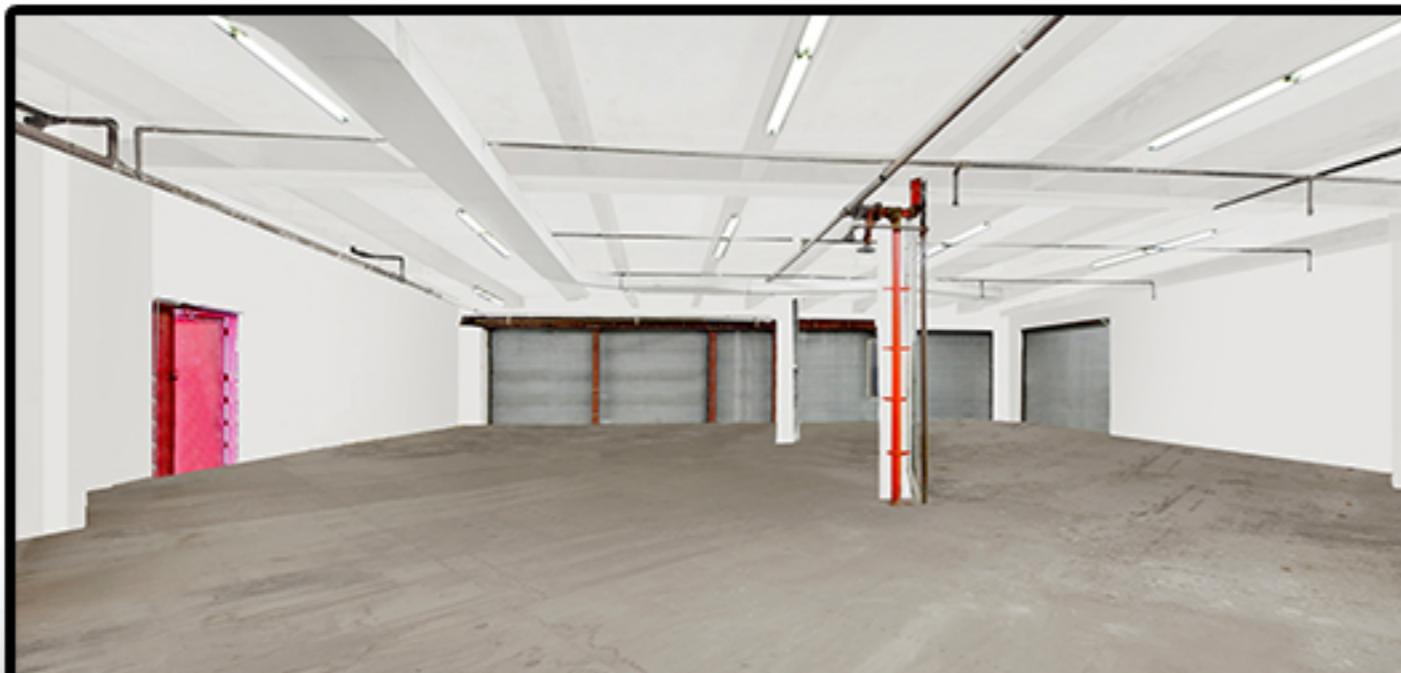
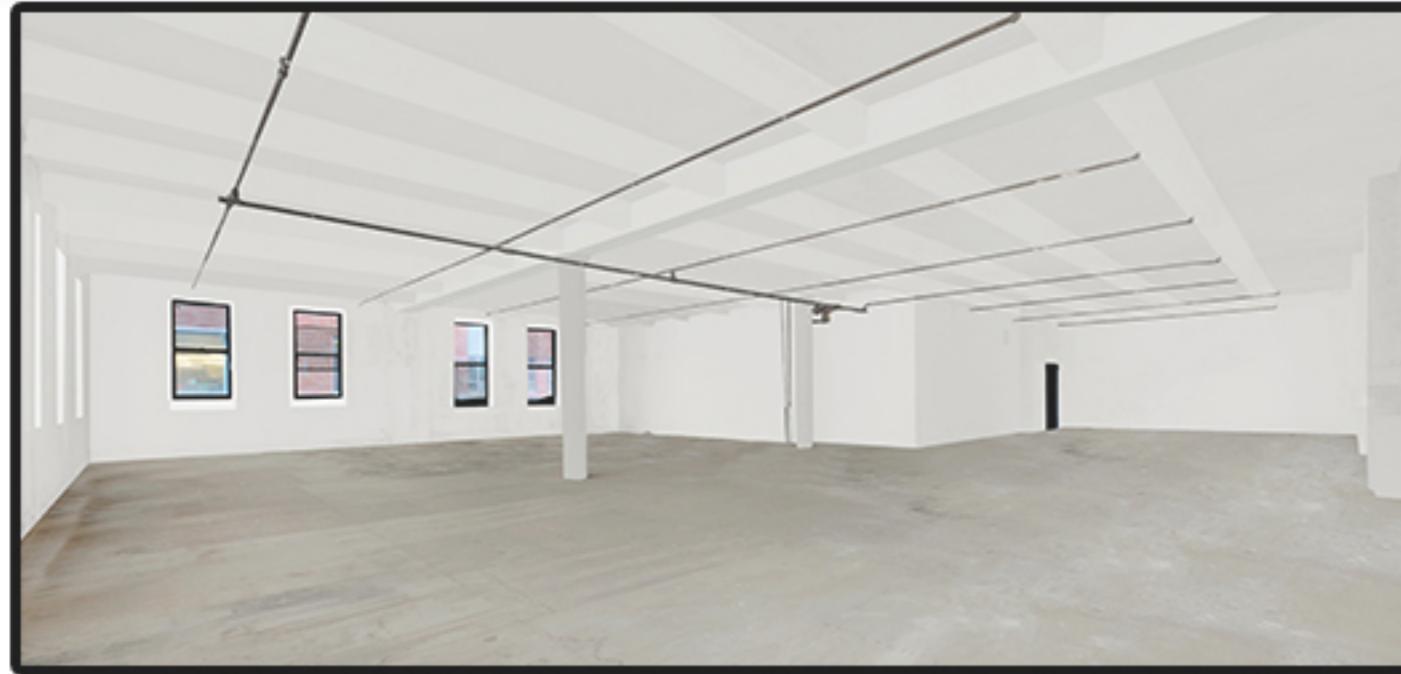
jwadler@krgnyc.com

FOR SALE



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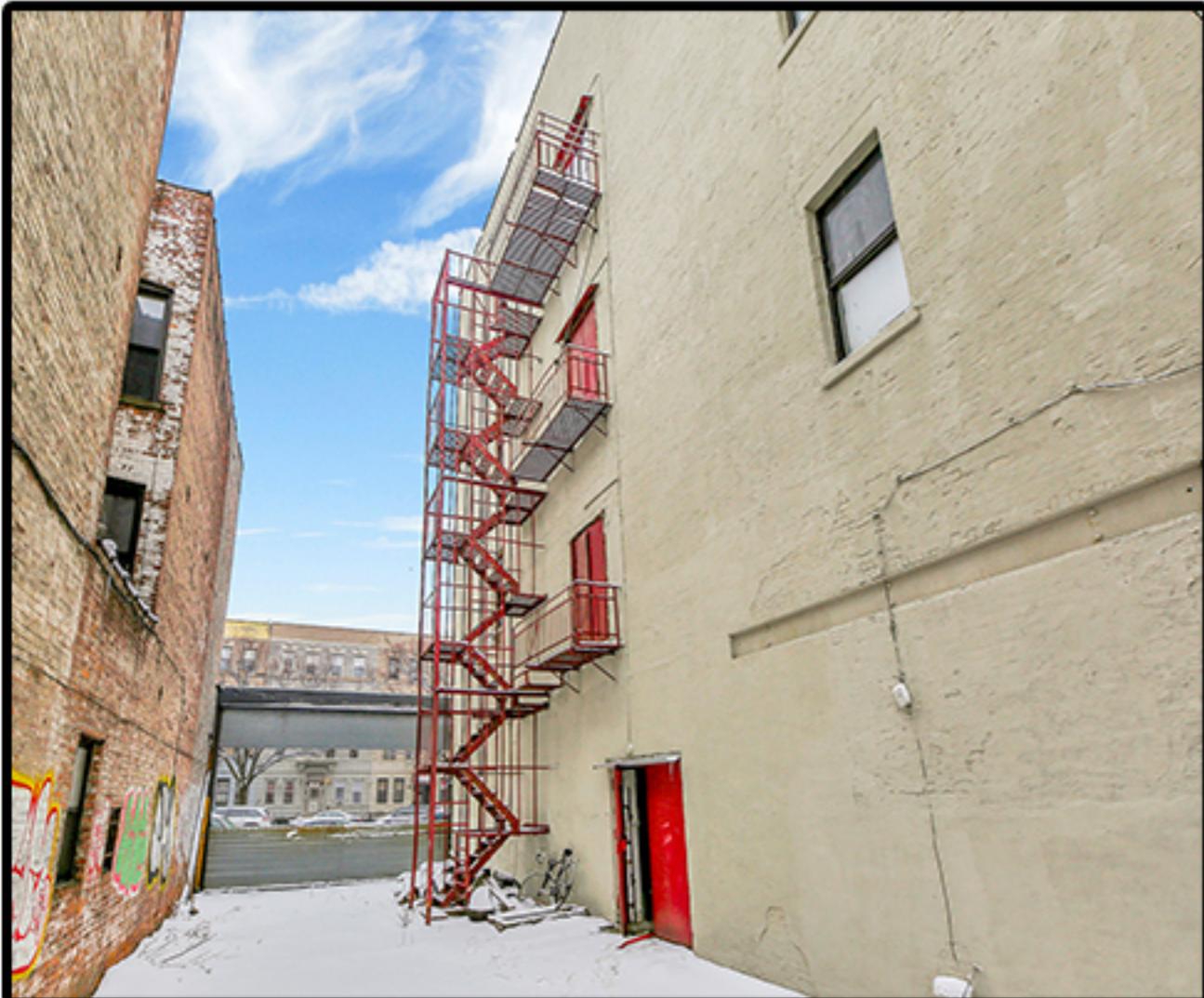
BUILDING FEATURES:

- BUILDING CONSTRUCTION: POURED CONCRETE, STEEL FRAME & BRICK FACADE
- 12' CEILING HEIGHT ON GROUND, 2ND & 3RD FLOORS
- 18' CEILING HEIGHT - 4TH FLOOR
- WINDOWS ON FOUR SIDES FOR 3RD & 4TH FLOORS
- WINDOWS ON THREE SIDES FOR 1ST & 2ND FLOORS
- FREIGHT ELEVATOR WITH FIVE STOPS (INCLUDING BASEMENT)
- ONE STAIRCASE ONE FIRE ESCAPE
- FULLY SPRINKLERED
- GAS HEAT / HEAVY POWER

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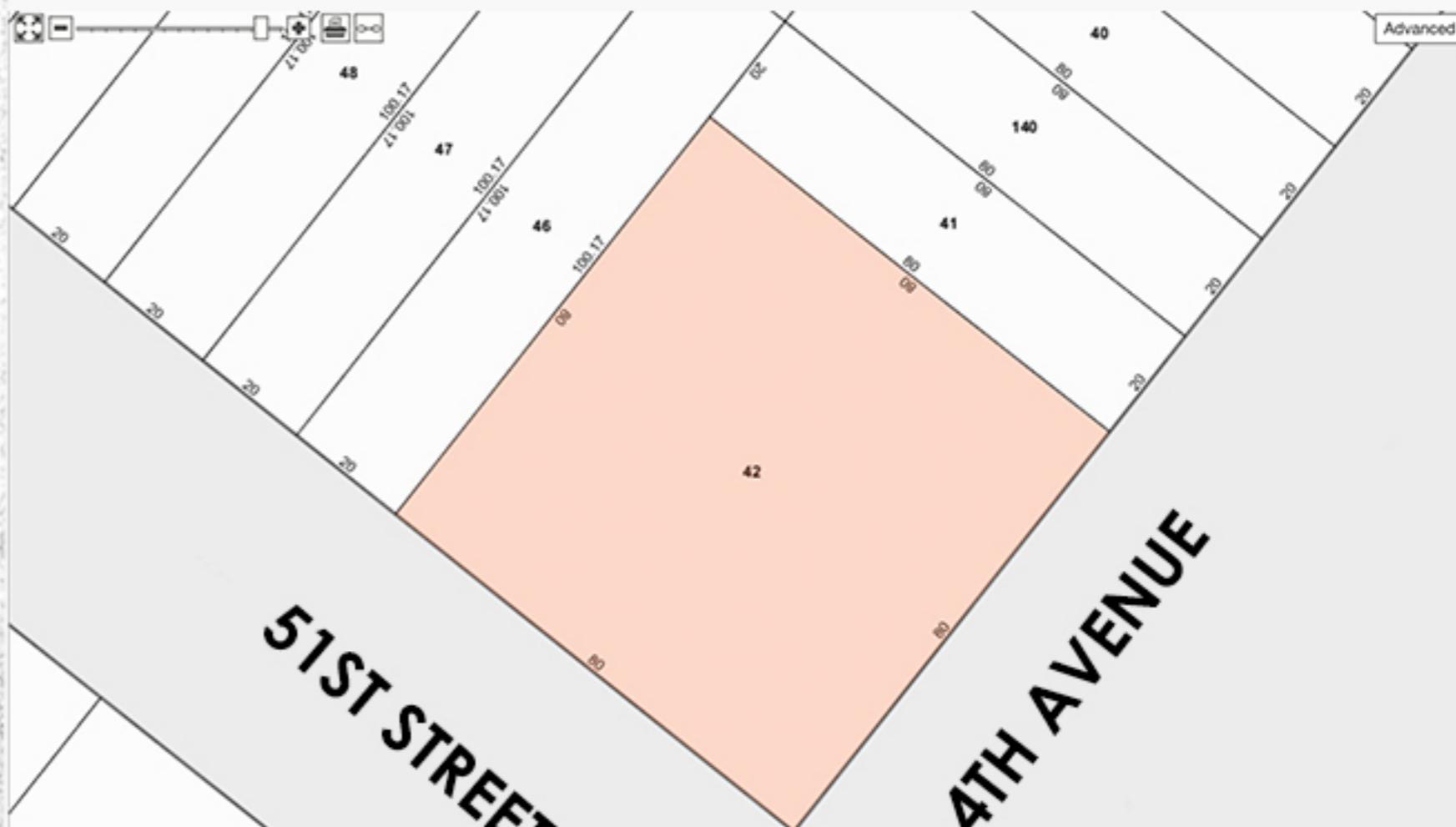
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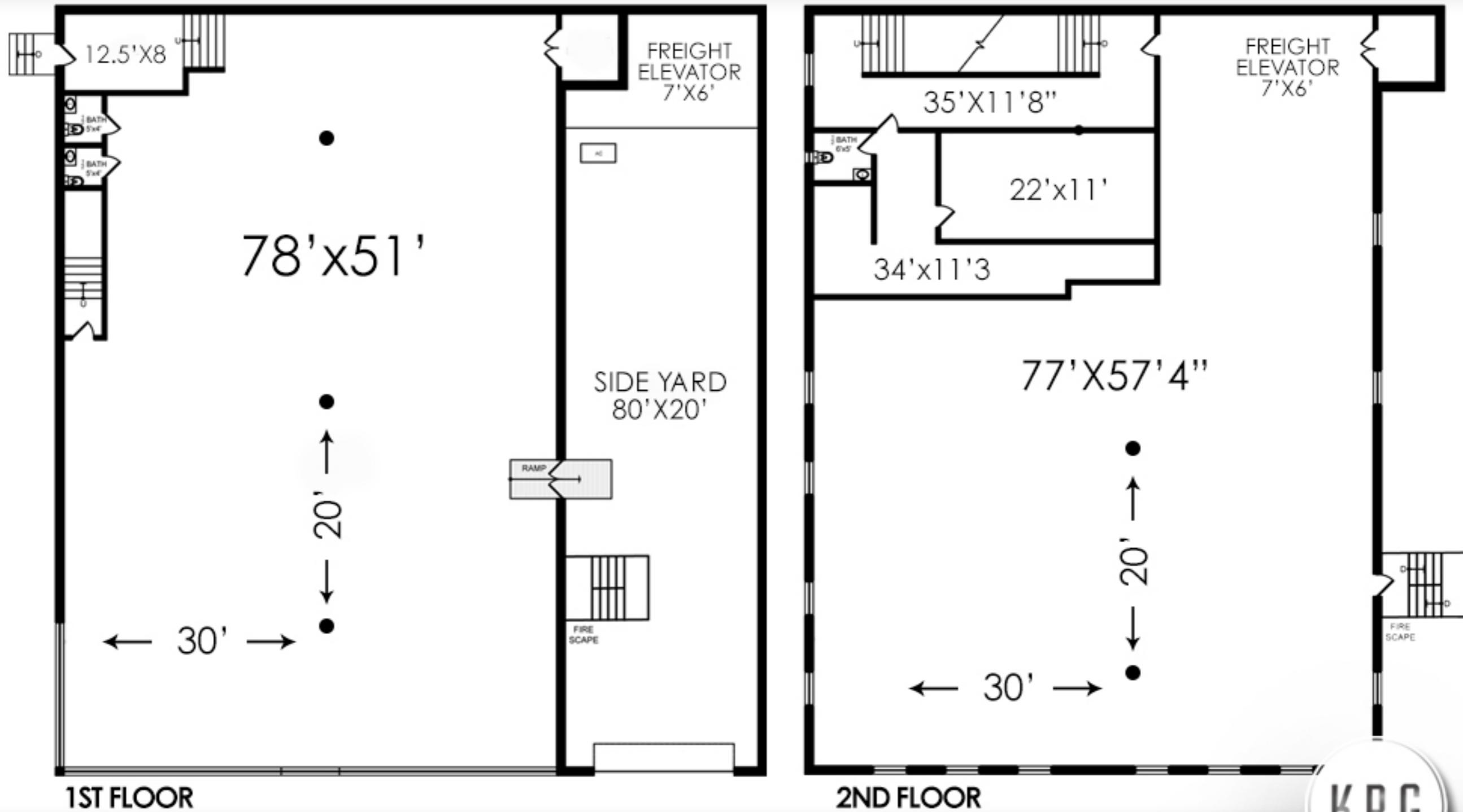
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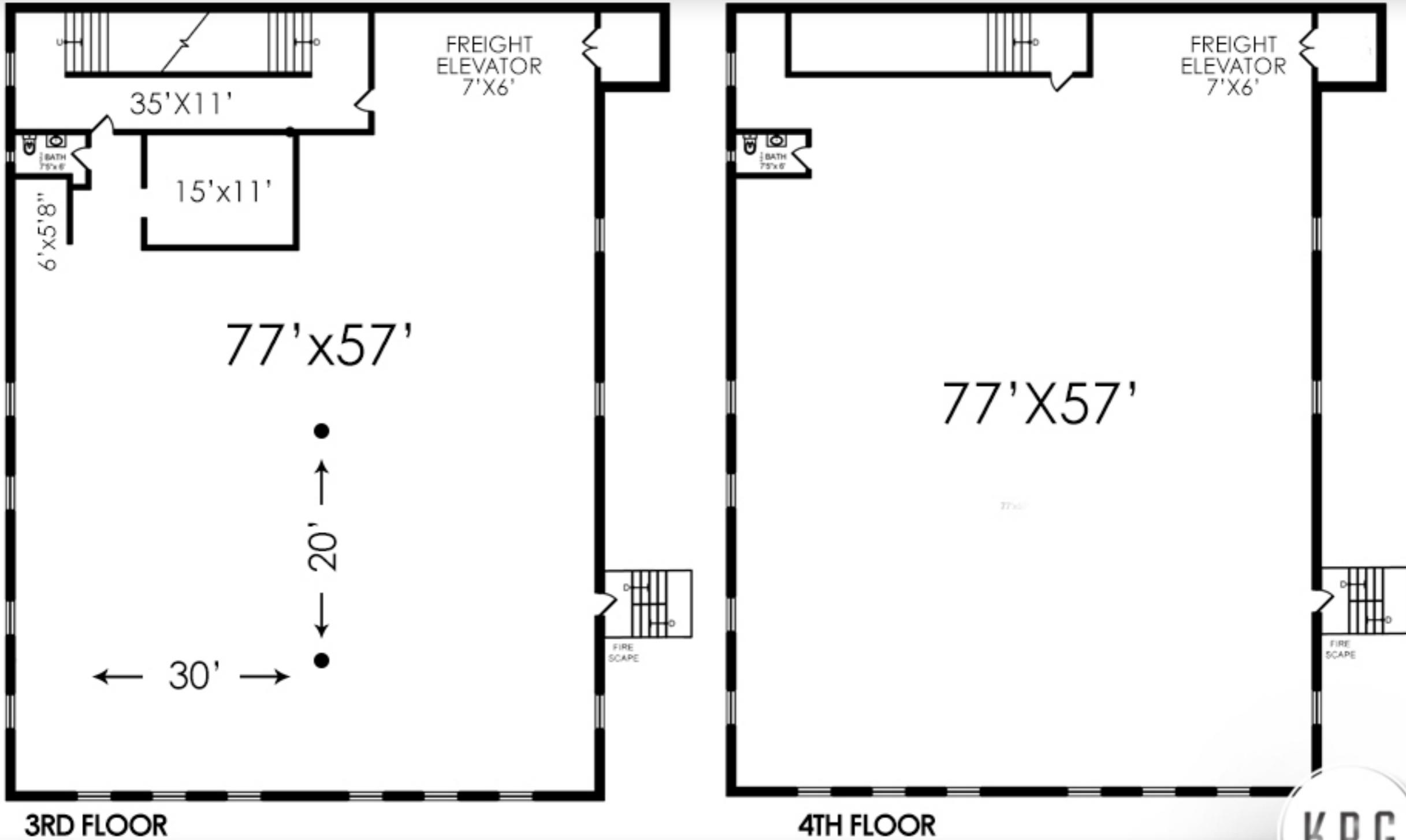
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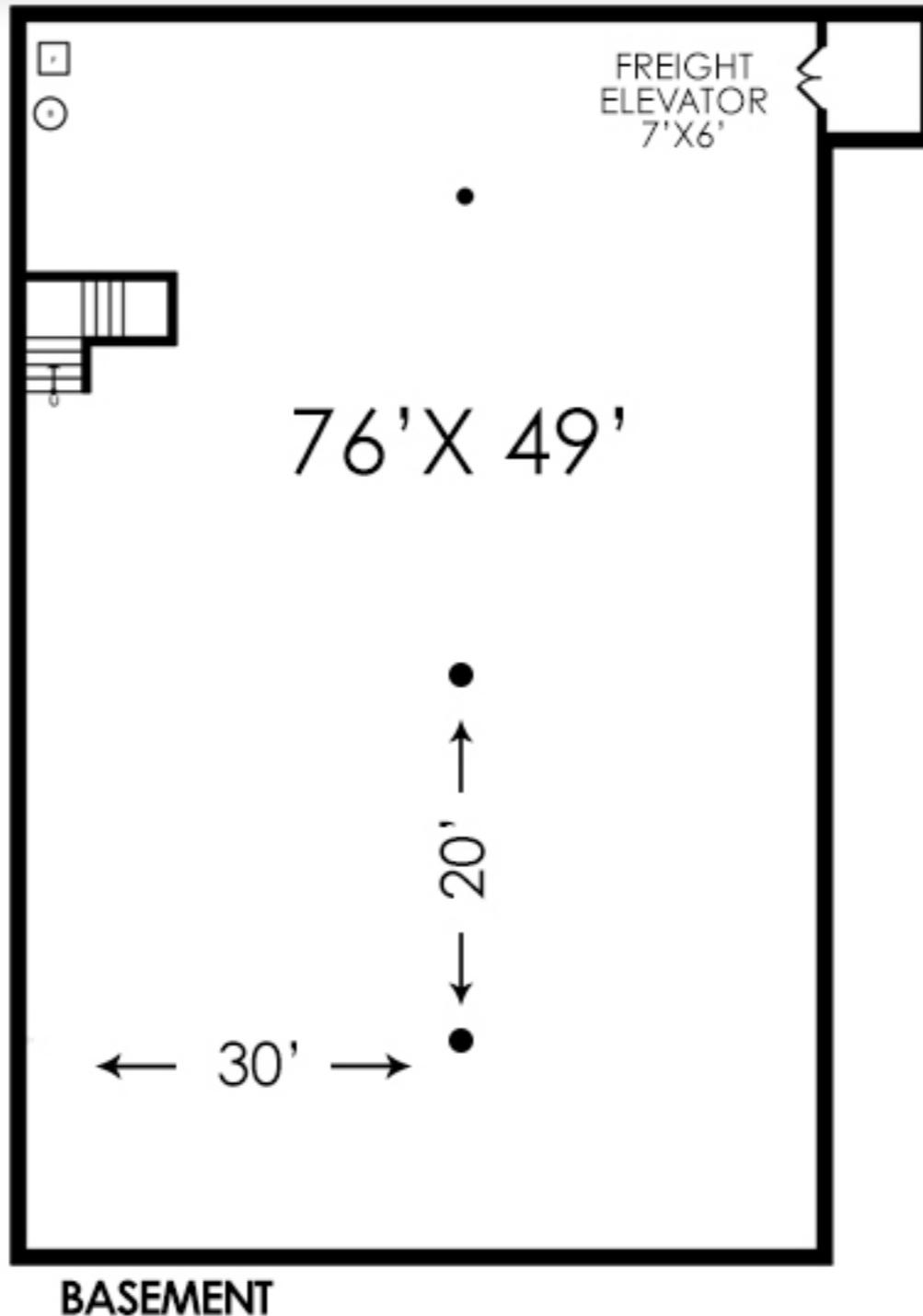
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