

# 23-25 WEST 35<sup>TH</sup> STREET, NEW YORK, NY 10001

PENN PLAZA/GARMENT SUBMARKET DEVELOPMENT SITE

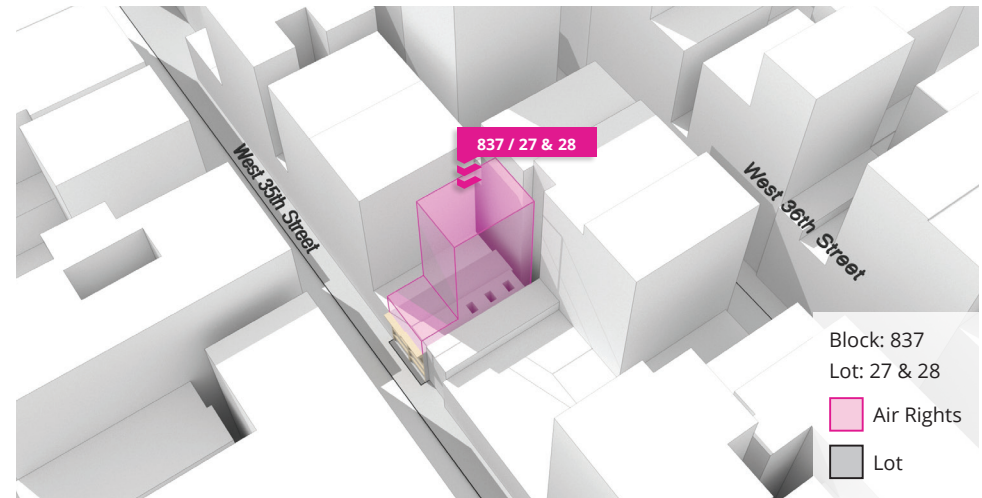
FOR SALE

Frontage  
44 Feet

Zoning  
M1-6

AS-OF-RIGHT  
± 43,460

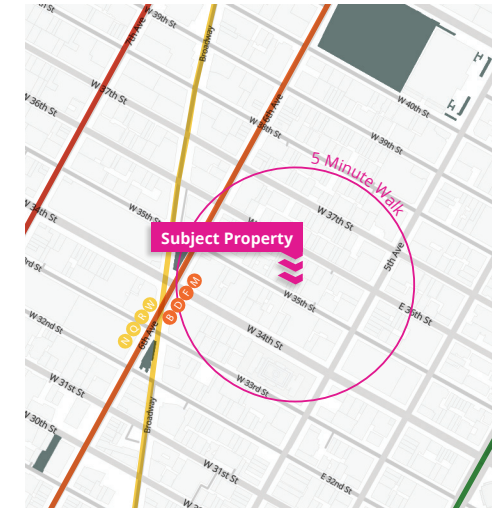
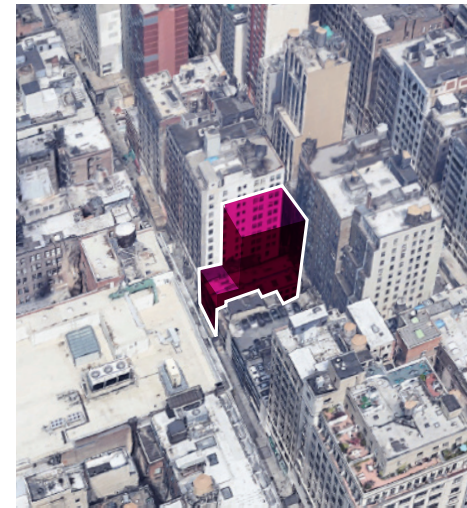
Development Site Advisors® is pleased to announce that we have been exclusively hired to market and arrange for the sale of **23-25 West 35th Street, New York, NY 10001 ("The Property")**. The Property consists of two adjacent lots currently improved by two mixed-use buildings with a total Gross Square Footage of 15,800. The Property is located in The Penn Plaza/Garment Submarket on West 35th Street in between 5th and 6th Avenues. The ± 4,346 SF lot offers ± 43,460 buildable Commercial SF. The M1-6 zoning allows for a mixed-use building with a retail base and office space in the floors above. The property also benefits from a superior location, given its close proximity to Penn Station, Grand Central Terminal and Bryant Park. It also lies one block away from The Empire State Building. The property is located in the Penn Plaza/Garment Submarket, perhaps the most well transited neighborhood in New York City, attracting tenants of all professional industries.



Location: **North side of West 35th Street between 5th and 6th Avenues**

Block:	<b>837</b>	Lots:	<b>27 &amp; 28</b>
Lot Dimensions:	<b>44.00' x 98.75'</b>	Lot SF:	<b>± 4,346 SF</b>
Building Class:	<b>O5 &amp; K4</b>	Gross Square Footage:	<b>15,800 SF</b>
Zoning:	<b>M1-6</b>	Neighborhood:	<b>Penn Plaza/Garment Submarket</b>
Commercial FAR:	<b>10.00</b>	Commercial ZFA:	<b>± 43,460 SF</b>
Manufacturing FAR:	<b>10.00</b>	Manufacturing ZFA:	<b>± 43,460 SF</b>
Facility FAR:	<b>10.00</b>	Facility ZFA:	<b>± 43,460 SF</b>
Tax Class:	<b>4</b>	Taxes (20/21):	<b>\$180,650</b>

**ASKING PRICE: \$22,800,000**



135 East 57th Street, 18th Floor  
New York, NY 10022  
developmentsiteadvisors.com

CONTACT EXCLUSIVE ADVISORY TEAM:

**Rubin Isak** Managing Principal, Co-Founder  
212-875-1800 x 1  
rubin@developmentsiteadvisors.com

**Lev Kimyagarov** Managing Principal, Co-Founder  
212-875-1800 x 2  
lev@developmentsiteadvisors.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Development Site Advisors' (DSA) client and the property offered by DSA, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and DSA or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of DSA's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)