

# 456

WEST 55 STREET

3-Story Warehouse for Sale  
with Excess Air-Rights



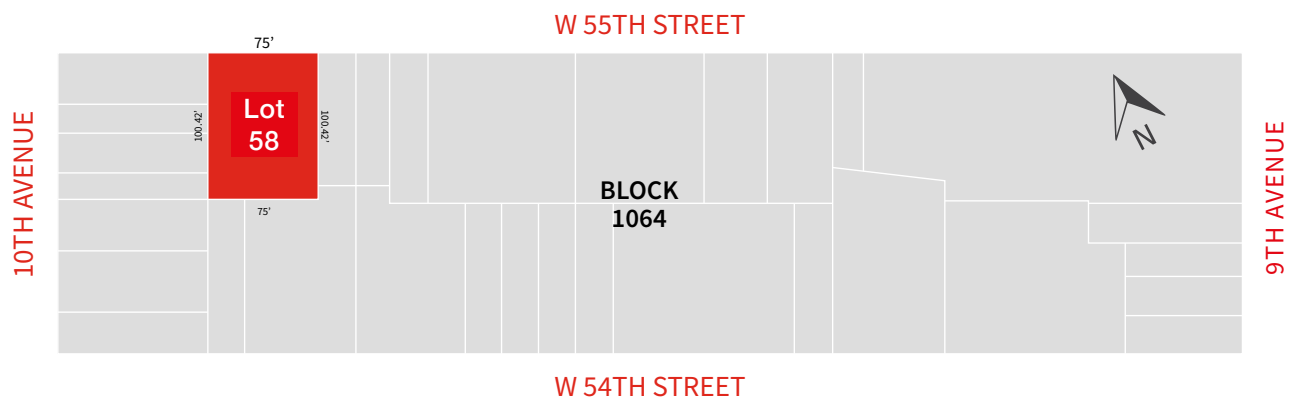
# Property Information

|                           |   |   |                    |
|---------------------------|---|---|--------------------|
| ADDRESS:                  | 456 West 55th Street, New York, NY 10019  |   |                    |
| LOCATION:                 | The subject property is located on the south side of West 55th Street between Ninth and Tenth Avenues |   |                    |
| BLOCK / LOT:              | 1064/58   |   |                    |
|                           |   |   |                    |
| STORIES:                  | 3   |   |                    |
| BUILDING DIMENSIONS:      | 75' x 96'   | (Approx.)                                   |                    |
| GROSS SQUARE FOOTAGE:     | 21,600  | (Per DOF)                                   |                    |
|                           |   |   |                    |
| LOT DIMENSIONS:           | 75' x 100.42'   | (Approx.)                                   |                    |
| LOT SQUARE FOOTAGE:       | 7,531   | (Approx.)                                   |                    |
| ZONING:                   | C6-2 / R8 Equivalent / CL   |   | (Opportunity Zone) |
|                           |   |   |                    |
|                           | RESIDENTIAL   | COMMERCIAL                                  | COMMUNITY FACILITY |
| FAR:                      | 4.2   | 4.2   | 4.2                |
| ZFA:                      | 31,630  | 31,630                                      | 31,630             |
| AVAILABLE AIR RIGHTS:     | 10,030  | 10,030                                      | 10,030             |
| HISTORIC DISTRICT:        | No  |   |                    |
| SPECIAL CLINTON DISTRICT: | Yes   | CL zoning restricts FAR to 4.2 for all uses |                    |
| ASSESSMENT (23/24):       | \$2,096,730   |   |                    |
| FULL TAXES (23/24):       | \$223,217   |   |                    |

*Note: All square footages and measurements are approximate.*

**Asking Price: Ownership Requests Proposals**

## Tax Map




# Executive Summary

JLL has been retained on an exclusive basis to arrange for the sale of 456 West 55th Street, a rare 75' wide, three-story warehouse building located on the south side of West 55th Street between 9th and 10th Avenues with 12' 9" ceilings throughout and exceptionally heavy floor loads (120 lbs. PSF) on all floors. 456 West 55th Street provides an exceptional opportunity for a wide array of potential purchasers/owner-occupants.

456 West 55th Street contains approximately 21,600 gross SF above grade with roughly 10,030 SF of additional air rights. It lies within a C6-2 zoning district allowing for residential, commercial, and/or community facility uses. The as-of-right FAR for the property is limited to 4.2 given its location within the Special Clinton District which equates to a total of approximately 31,630 BSF.

Built approximately 96' deep on the lot, all 3 floors span ~7,200 square feet and are connected by a pair

of internal staircases along with a manually operated freight elevator. **The property possesses a curb cut and loading dock with direct access to the elevator.** Purchasers should be able to restore/add windows to the front / rear facades and could potentially utilize a portion of the remaining air-rights to add a vertical addition atop the existing structure.

Located in the northern part of Hell's Kitchen, the property is within walking distance to major attractions such as Central Park, Columbus Circle, Lincoln Center, and the Hudson River Greenway. It is conveniently located near Manhattan's major business districts and is accessible by the  subway lines. With major developments such as Hudson Yards and Manhattan West adding tremendous future value to westside neighborhoods, 456 West 55th Street is a unique opportunity with tremendous potential within one of the West Side's rapidly expanding enclaves.

## Investment Highlights



**75' of Frontage**



**Loading Dock & Curb Cut**



**31,630 Total BSF**



**12' 9" Ceiling Heights and  
120 lbs. PSF Floor Loads**



**3 Stories + Basement**



**Freight Elevator**



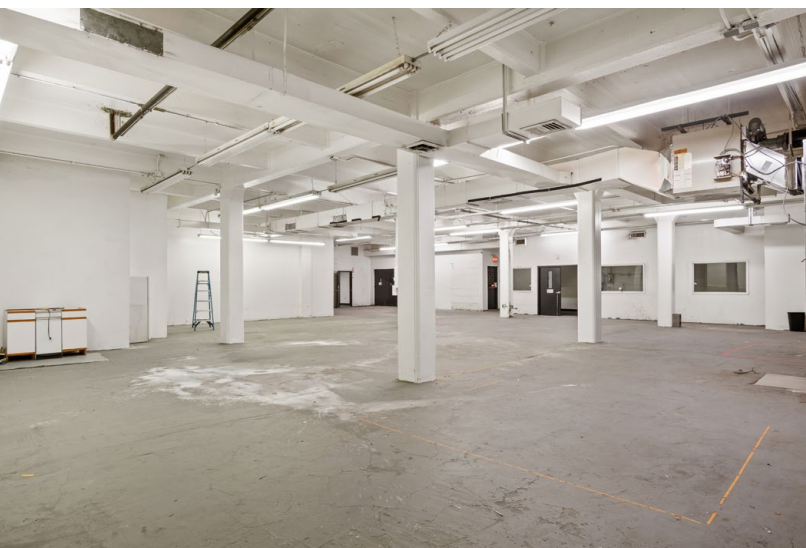
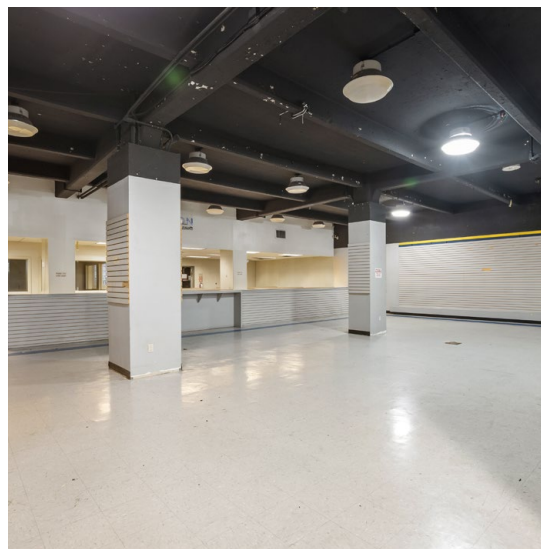
**Flexible Zoning allows for  
Residential, Commercial, and/or  
Community Facility Use**



**Proximity to Lincoln Center,  
Columbus Circle, Hudson  
Yards and Javits Center**



# Building Photos





# Neighborhood Aerial







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