



224 East 38th Street

Mixed-Use Development Site

FOR SALE



B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 224 East 38th Street, Manhattan, New York (the "Property"). The Property is an approximately 29' x 84' lot located on the south side of 38th Street, between Second & Third Avenues. The lot is currently improved by a three-story vacant warehouse. The site offers a unique development opportunity in flexible zoning permitting residential, commercial or community facility development.

Property Information

Address	224 East 38th Street
Block / Lot	918 / 45
Lot Dimensions	29' x 84'
Lot Size	2,436 SF

Zoning	C1-9 / R10
Zoning Floor Area	24,360
Max ZFA (UAP / Inclusionary)	29,232

Assessment (24'/25')	\$639,990
Taxes (24'/25')	\$68,876

Highlights

- Prime Mixed-Use Development Site.
- **29' x 84' Lot with up to 29,232 ZFA.**
- Flexible C1-9 / R10 Zoning.
- As of Right Residential, Commercial or Community Facility Development.
- **City of Yes UAP & Inclusionary Housing Bonus Eligible.**
- Prime Midtown East, Murray Hill, Kips Bay: Adjacent NYU Langone, United Nations, Freedom Plaza & Grand Central.



ASKING PRICE:

\$9,950,000

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New York State Housing and Anti-Discrimination Disclosure Form: <https://dos.ny.gov/system/files/documents/2021/03/2156.pdf>



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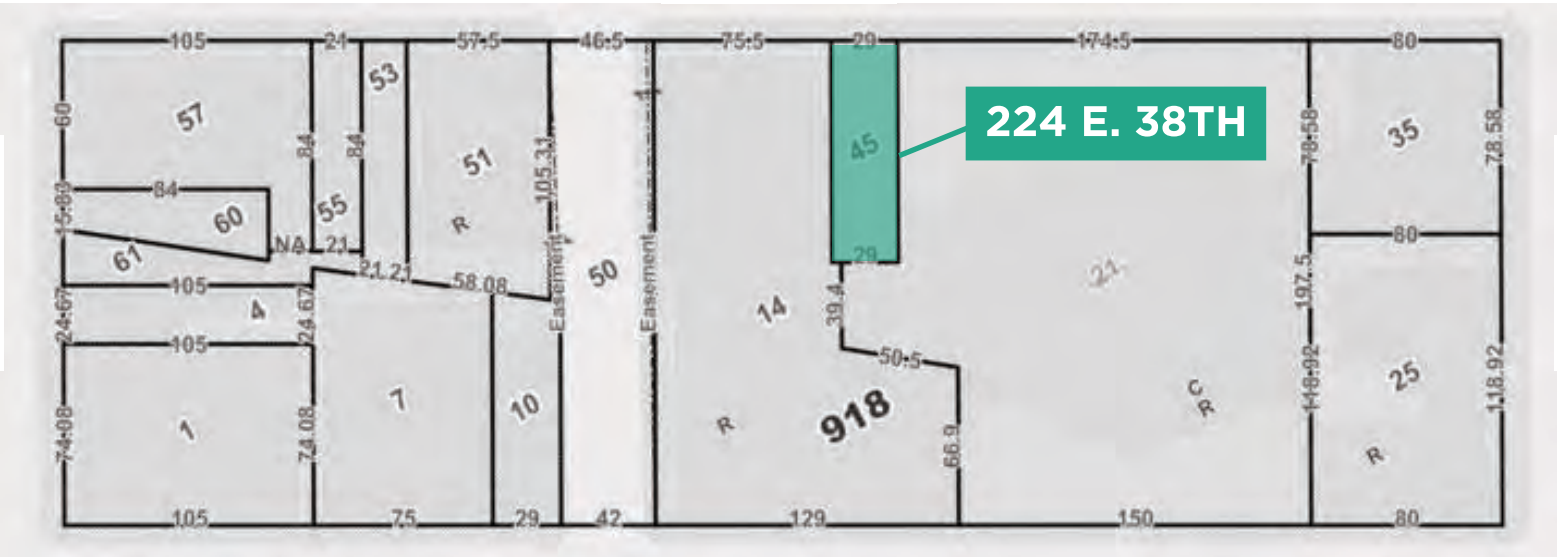
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Property Photos



Tax Map

East 38th Street



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