

**FOR SALE**

## 424 West 44th Street, New York, NY 10036

40-Foot-Wide Community Facility With 20,000 ZFA Development Potential

Denham Wolf Real Estate Services, as **exclusive agent**, is pleased to present the opportunity to purchase a vacant, architecturally unique, 10,145 SF building most recently used as a column-free performing arts space and administrative headquarters. The property presents a prime opportunity for an owner-user or a developer to reimagine the site.

**Major Price Drop**

DENHAM  
WOLF

**For additional information and access to the virtual deal room please contact exclusive broker:**

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Development Potential

## Prime Hell's Kitchen Opportunity

This three-story former community facility is located in Hell's Kitchen, a few blocks from the major commercial areas of Midtown West and Hudson Yards. The vacant property is a short walk from major Manhattan attractions, including the Broadway Theatre District and Times Square. The maximum FAR for the property, as either a residential or community facility, is 4.20, equating to 8,171 SF of additional development rights and a gross building area of 16,871 SF buildable as-of-right. The Universal Affordability Preference ("UAP") provides an FAR of 5.04, equating to 11,546 SF of additional development rights and a gross building area of 20,246 SF.

### INVESTMENT HIGHLIGHTS

- Delivered fully vacant
- 16,871 ZSF as-of-right (up to 20,246 ZFA with UAP)
- Between the Theater District and Hudson Yards
- Quiet, tree-lined block near the heart of Midtown
- Column-free performance / assembly space
- Nearby to multiple transit options



**VIRTUAL TOUR**

**ASKING PRICE: ~~\$9,450,000~~ \$7,500,000**

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#### PROPERTY DESCRIPTION

The Property is prominently positioned approximately 340 feet west of Ninth Avenue on the south side of West 44th Street, with 40 feet of frontage. The improvements comprise a voluminous building that has served as the home for a nonprofit organization that provides numerous services to New York's performing arts industry.

424 West 44th Street was built in 1910 in the Gothic Revival style. It is three stories tall with a partial lower level. There are several offices, a library, and a large multi-purpose room on the ground floor which can be accessed from the street via six steps. Two staircases in the entryway provide access to the second floor with additional offices, a pantry and a double-height column-free performance space (with an up-to-date Place of Assembly certificate). A staircase on the eastern side of the second floor leads to the upper levels, including the roof. The third floor has offices and studies for visiting playwrights, and the roof has been renovated to create a roof deck area with a large covered storage area.

#### TAX MAP



#### PROPERTY SNAPSHOT

ADDRESS	424 West 44th St, New York, NY 10036
LOCATION	Mid-block on the south side of West 44th Street between 9th & 10th Avenues.
BLOCK/LOT	1053-/45
LOT DIMENSIONS	40' x 100.42'
LOT AREA SF	4,017 SF (rectangular)
FRONTAGE	40' along the south side of West 44 <sup>th</sup> Street
YEAR BUILT	1910
NUMBER OF FLOORS	Three plus partial lower level
CURRENT USE	Rehearsal/performing space, offices, meeting space, and a library.

#### ESTIMATED FLOOR AREA SUMMARY

FLOOR	SIZE (SF)	CEILING HEIGHT
3 <sup>RD</sup>	1,665	9'0"
2 <sup>ND</sup>	3,586	9'0"-21'8"
1 <sup>ST</sup>	3,449	10'8"
<b>SUBTOTAL</b>	<b>8,700</b>	-
LOWER LEVEL	1,445	-
<b>TOTAL SF</b>	<b>10,145</b>	-

#### ZONING SUMMARY

ZONING	R8, CL (Special Clinton District) as enhanced by the 'City of Yes' zoning amendment
RESIDENTIAL / C. FACILITY FAR	4.20
MAX ZFA	16,871 SF
UAP FAR*	5.04
UAP MAX ZFA	20,246 SF

\*UAP: Universal Affordability Preference

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