

365-367 WEST 46TH STREET

New York, NY 10036

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



ASKING PRICE: \$13,000,000

Location	North side of West 46th Street between 8th Avenue and 9th Avenue	
Block / Lot(s)	1037 / 5, 105	
Lot Dimensions	33.00' x 100.42' = ~3,314.00'	
Building Size	Basement: 33' x 100' (Irregular) = 2,475 SF Ground Fl: 33' x 100' (Approx.) = 3,300 SF Second Fl: 33' x 100' (Approx.) = 3,300 SF Third Fl: 33' x 50' (Approx.) = 1,650 SF Fourth Fl: 33' x 50' (Approx.) = 1,650 SF	
Gross Square Footage	9,976 SF Approx.	
Zoning	R8, C1-5	
FAR	6.02 (Residential)	6.50 (Facility)
Lot Size	3,314	
Total Buildable SF	19,950 SF Approx.	
Available Air Rights	9,974	
Assessment (25/26)	\$2,396,430	
Tax Rate	10.762%	
Taxes (25/26)	\$257,904	

Property Description: 365-367 West 46th Street is a vacant 4 story mixed use building on a 33' x 100' lot. The former Sushi Seki Restaurant spans both the ground and second floors as well as the basement. The basement has walk-ins, food preparation and storage areas and a large kitchen. The ground and parlor floors have bar areas as well as seating for 240 people and smaller open kitchens and food prep areas in the rear. The upper two floors were used for short term rentals and contain six rooms on each floor. The bldg is approx 9,976 sf and has an additional 9,974 sf of air rights intact. This offering presents a unique opportunity to a developer, user or converter in the heart of Restaurant Row.

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