

## Specifications

±37,202 SF  
TOTAL BUILDING SIZE

2 STORIES      \$10.11 PSF  
TAXES (2024)

±0.45 AC  
Block 1151, Lot 1153 – Parking Garage  
LOT SIZE

150 Spaces / Lined Dot  
PARKING SPACES & TYPE

C4-7, Commercial District  
ZONING

Asphalt Paving, Landscaping, Concrete  
Sidewalks and Curbs  
SITE IMPROVEMENTS

1.0 Mile to Lincoln Tunnel  
1.4 Mile to Port Authority  
5.6 Miles to I-95 Exit 16E  
ACCESSIBILITY

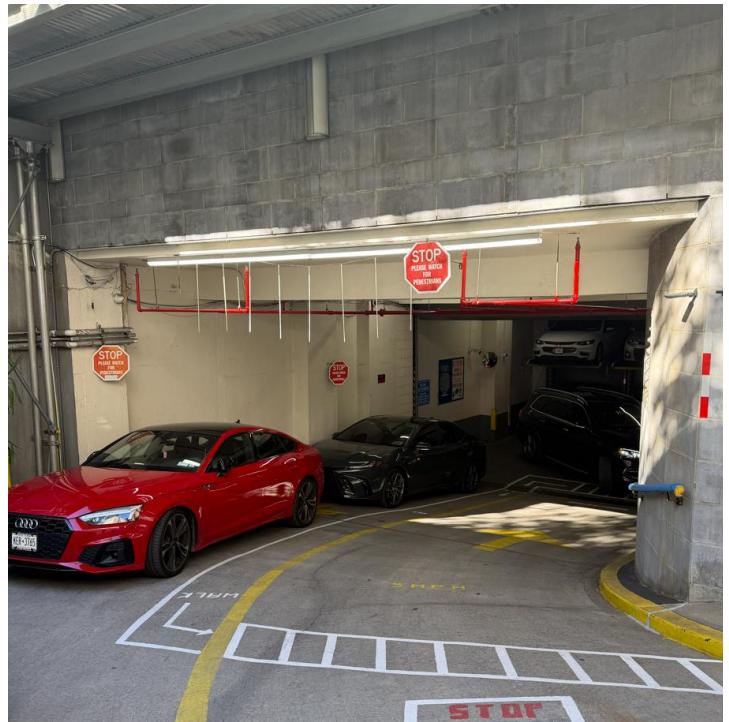
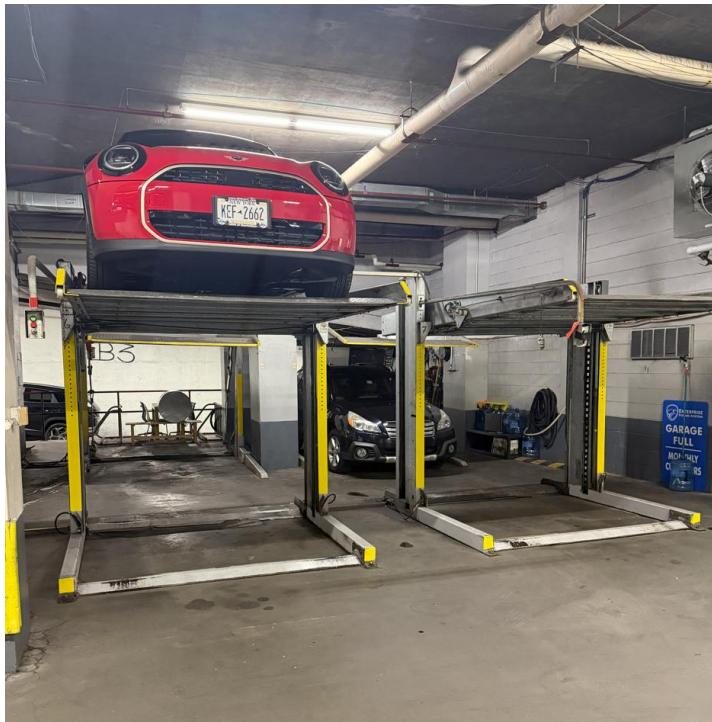
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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**FOR SALE | 10 WEST END AVENUE | NEW YORK, NY**



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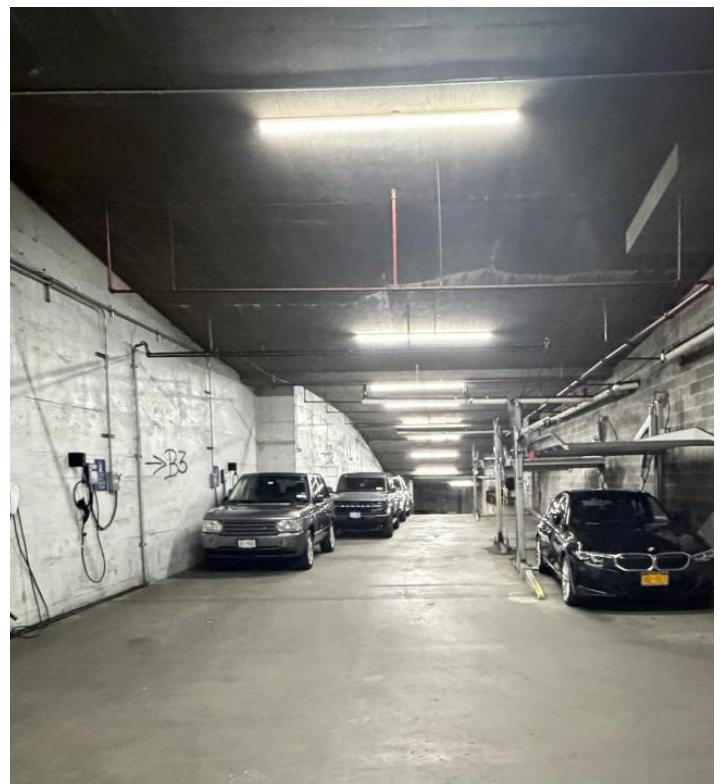
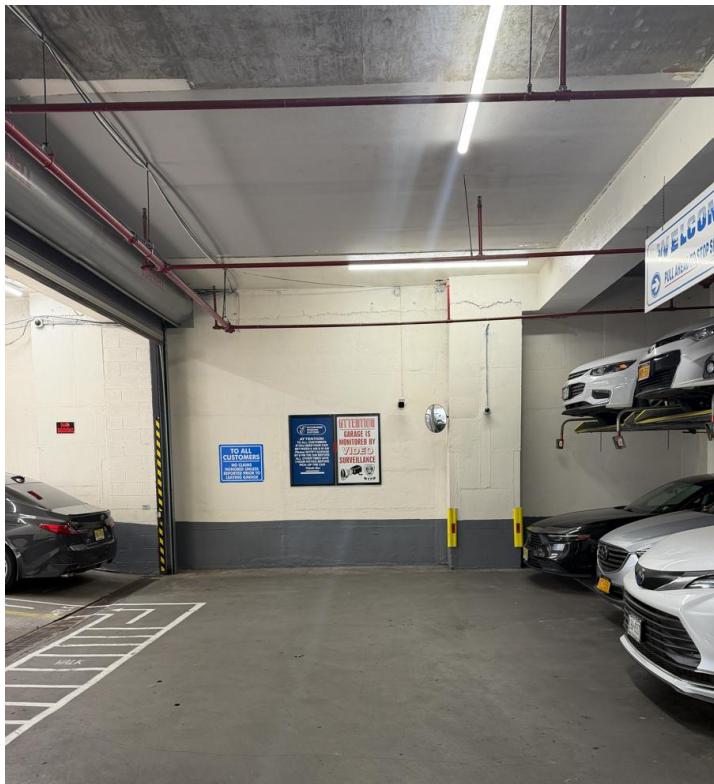
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Front of Subject  
Facing South



West 60<sup>th</sup> Street  
Facing East



West 60<sup>th</sup> Street  
Facing West

### Site Frontage, Visibility and Access

Visibility:	Adequate
Corner Lot:	Yes
Signal / Traffic Light:	Yes
Primary Frontage:	200.83 feet on West End Avenue
Curb Cuts – Primary Street:	None
Secondary Frontage:	100.00 feet on West 60 Street
Curb Cuts – Secondary Street:	1
Tertiary Frontage:	96.83 feet on West 59 Street
Vehicle Access:	Adequate

### Site Restrictions, Conditions and Flood Zone Information

Land Restrictions:	A title report was not available for review. Based on the tax maps there appears to be no easements or encroachments affecting the site.
Wetlands:	No letter of interpretation (LOI) was provided illustrating any wetlands delineation.
Soil Conditions:	We assume the soil's load-bearing capacity is sufficient to support the existing building.
Subject In Flood Zone:	No
Flood Map Information:	Flood Map # 3604970088F, Zone X, dated 09-05-2007.

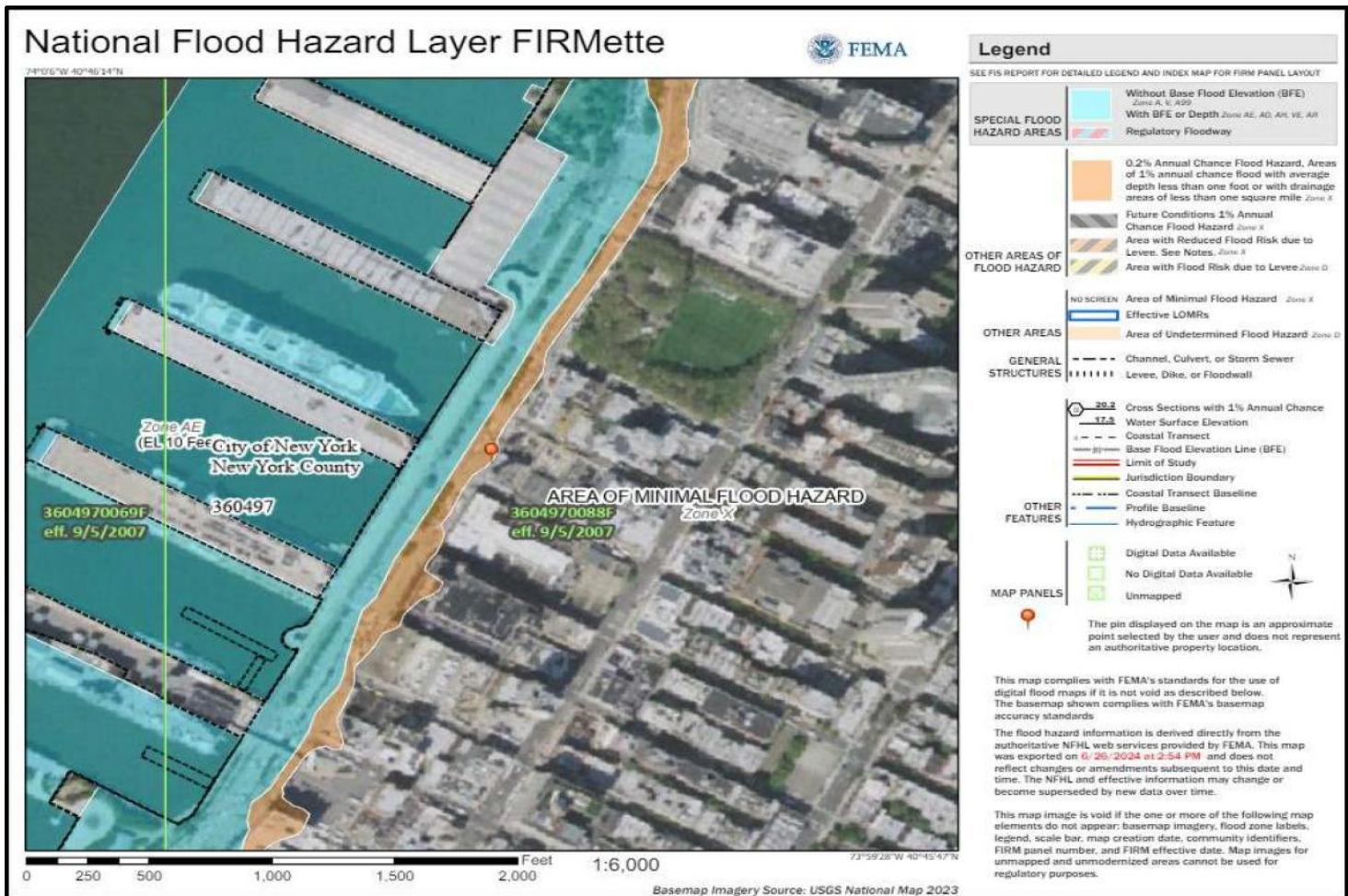
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### Site Coverage, Parking and Environmental

On-Site Parking:	150 parking spaces. Reflects 4.03 spaces per 1,000 square feet of Gross Building Area (GBA).
Environmental:	There were no noted hazardous substances observed during our inspection. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of potentially hazardous materials may affect the value of the property. The value estimates are predicated on the assumption that there were no such materials on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for expertise or engineering knowledge required to discover them. It is suggested that an environmental expert be retained to verify our observations.

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## Zoning Analysis

The purpose of zoning is to promote and maintain a degree of real estate compatibility within the confines of a given geographic area. The Appraisal Institute in their book, "Real Estate Appraisal Terminology" has defined zoning as:

*"The public regulation of the character and intensity of the use of real estate through employment of the police power. This is accomplished by the establishment of districts or areas in each of which uniform restrictions relating to improvements, structure heights, areas, bulk, density and population, and other limitations are imposed upon the use and development of private property"*

The subject property is located in the C4-7, Commercial District of New York City. The improvements do appear to conform and comply with the present zoning ordinance. The reader is advised to consult the zoning ordinance for further information as this is only a summary of the complete ordinance relative to the C4-7, Commercial District.



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### Description of Improvements

The subject improvement is a parking garage that consists of 37,202 square feet and 150 licensed spaces. The improvement was originally built in 2005 and is in average condition. The building operates 24 hours daily, 7 days weekly, and has video surveillance. A further description of the property is as follows:

#### General Description

Gross Building Area:	37,202 square feet
Net Leasable Area:	37,202 square feet
Building Efficiency:	100%
Number of Units/Spaces:	150
Number of Buildings:	1
Number of Stories:	2

#### Year Built and Condition

Year Built:	2005
Chronological Age:	19 years
Major Renovations:	No
Effective Age:	20 years
Total Economic Life:	60 years
Remaining Economic Life:	40 years assuming normal maintenance
Overall Condition:	Average

#### Construction Detail

Construction Class:	B – Reinforced Concrete Frame
Building Quality:	Average
Foundation:	Poured concrete
Type of Framing:	Reinforced concrete
Exterior Walls:	Masonry

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## 5 MILES

- Total Population: 2.59M
- Households: 1.23
- Median Household Income: \$125,620
- Average Household Size: 2.0
- Transportation to Work: 1.48M
- Labor Force: 2.23M

## 10 MILES

- Total Population: 7.51M
- Households: 3.06M
- Median Household Income: \$99,238
- Average Household Size: 2.4
- Transportation to Work: 3.94M
- Labor Force: 6.21M

## 15 MILES

- Total Population: 11.35M
- Households: 4.43M
- Median Household Income: \$97,516
- Average Household Size: 2.5
- Transportation to Work: 5.85M
- Labor Force: 9.31M

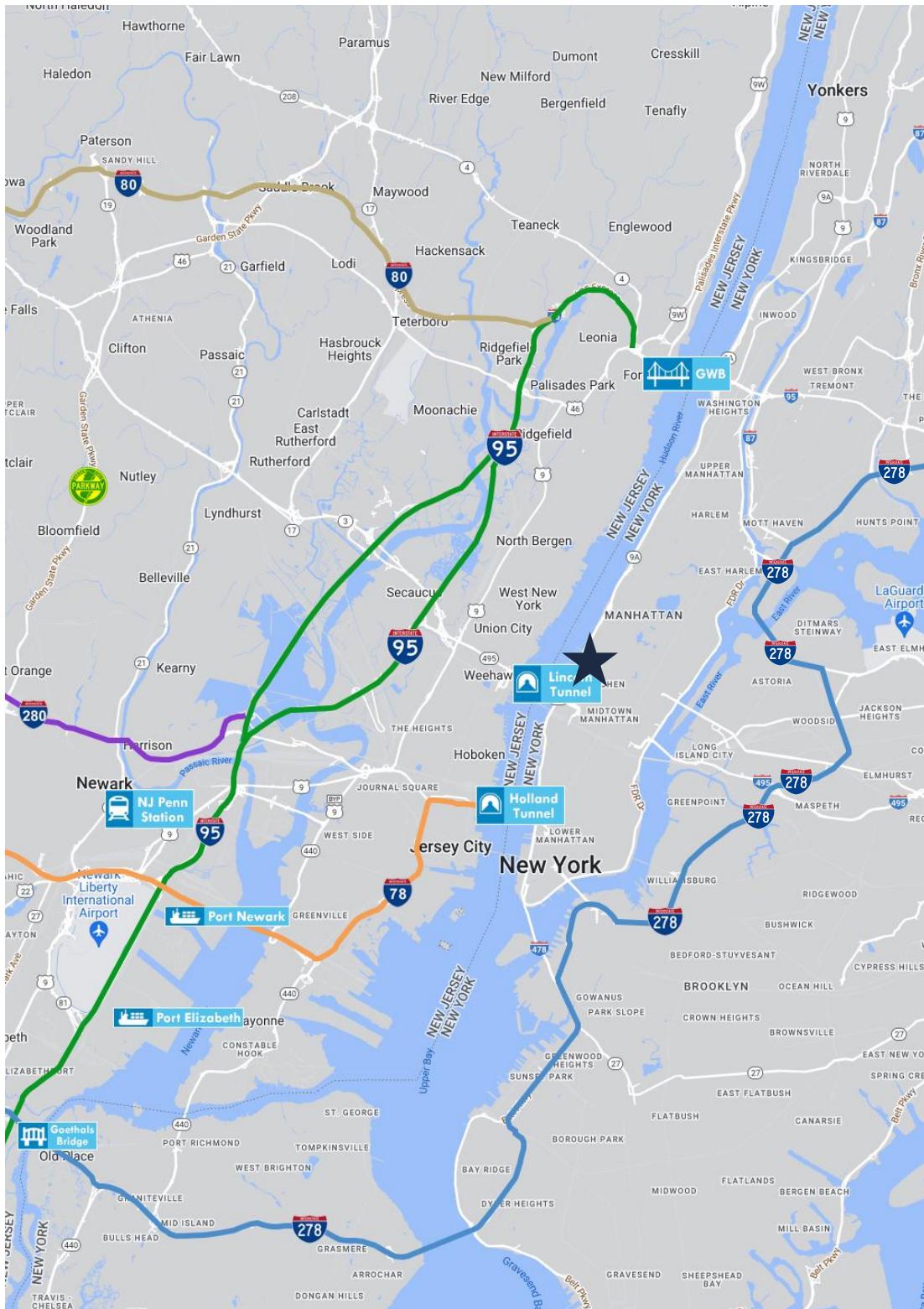
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## ACCESSIBILITY

-  1.0 MI  
Lincoln Tunnel
-  1.4 MI  
Port Authority
-  5.6 MI  
I-95 Exit 16E
-  5.9 MI  
I-278
-  6.1 MI  
Holland Tunnel
-  6.2 MI  
George Wash.  
Bridge
-  8.3 MI  
I-78
-  11.0 MI  
La Guardia  
Airport

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