

OFFERING MEMORANDUM

668 TENTH AVENUE (a.k.a. 468 West 47th Street)
New York, NY 10036



Exclusive Listing Brokers:

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WinZone Realty Inc.

Authorized Marketing Co-Broker:

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CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum ("Memorandum") has been prepared exclusively by **Win Zone Realty** and its Co-Broker, **Full Score Realty Inc.** (collectively, the "Listing Broker and Co-Broker"), on behalf of the Owner for the sole purpose of enabling a prospective purchaser ("Recipient") to evaluate a potential acquisition of the property described herein ("Property"). By accepting this Memorandum, the Recipient acknowledges that, except for information that is publicly available, all contents are confidential and proprietary to the Owner and the Listing Broker and Co-Broker.

The Recipient agrees to hold all such information in strict confidence and shall not reproduce, distribute, or disclose this Memorandum or its contents to any third party without prior written consent from the Owner or the Listing Broker and Co-Broker. Disclosure is permitted only to outside advisors engaged to assist in evaluating the Property, provided such advisors are bound by confidentiality obligations no less restrictive than those stated herein. The Recipient shall not use any information contained in this Memorandum in any manner detrimental to the interests of the Owner, Win Zone Realty, or Full Score Realty Inc.

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This Memorandum does not constitute an offer to sell, nor a solicitation of an offer to purchase, the Property. The Owner reserves the right, at its sole discretion, to withdraw the Property, to modify terms, or to accept or reject any offer, including full-price offers, without notice. No agreement shall be binding unless set forth in a fully executed written contract of sale acceptable solely to the Owner.

By accepting this Memorandum, the Recipient agrees to indemnify and hold harmless the Owner, **Win Zone Realty, Full Score Realty Inc.**, and their respective officers, directors, employees, and agents from any claims or liabilities arising from any breach of these confidentiality provisions or misuse of the information contained herein.

Review and retention of this Memorandum constitutes the Recipient's acknowledgment and acceptance of these terms.



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Property Address:	668 Tenth Avenue (a.k.a. 468 West 47th Street)
Neighborhood:	Hell's Kitchen / Midtown West
Borough:	Manhattan
Block/Lot:	1056 / 61
Zoning:	R8 / C2-5
Tax Class:	2 ±15,855 SF
Lot Size:	2,518 Sq Ft
Buildable FAR:*	Purchaser to self-verify
Buildable SF:*	Purchaser to self-verify
Year Built / Renovated	1910 / 1990
Residential Units:	9
Commercial Units:	2
Residential SF:	7,035 Sq Ft
Commercial SF:	2,000 sq ft
Total SF:	9,035 sq ft
NOI:	\$293,350.63
Cap Rate:	2.16%
Price per SF:	\$1,502
Price per Buildable SF:	\$897
Asking Price:	\$13,568,000

HIGHLIGHTS:

- Prime corner mixed-use asset at Tenth Avenue and West 47th Street.
- Two interconnected buildings with 9 residential units and 2 commercial tenants.
- Directly across from park/playground on West 47th Street.
- Strong upside under R8 / C2-5 zoning with significant buildable area.
- Proximity to Hudson Yards, Times Square, Theater District and multiple subway lines.

* For future developments FAR varies depending on the usage.



PROPERTY SUMMARY SNAPSHOT



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PROPERTY REVIEW



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Prominently located on the southeast corner of Tenth Avenue and West 47th Street, this property represents a prime mixed-use investment and redevelopment opportunity in the heart of Midtown West / Hell's Kitchen. The site offers approximately 25.08 feet of frontage along Tenth Avenue and extends 100.42 feet along West 47th Street, totaling roughly 2,518 square feet of land area.

The existing improvements consist of two interconnected buildings: a five-story mixed-use structure facing Tenth Avenue (668 Tenth Avenue) and a two-story rear building fronting West 47th Street (468 West 47th Street). The front building features a ground-floor restaurant tenant with residential apartments above, while the rear building includes an Italian restaurant on the first floor and a three-bedroom apartment on the second floor with a separate entrance from West 47th Street.

Together, these structures create a cohesive corner assemblage with excellent exposure, dual frontage, and stable in-place income. Zoned R8 / C2-5, the Property allows for a range of residential and commercial uses, with meaningful development and repositioning potential. A future concept may include a modernized façade, reconfigured retail layout, and upgraded residential units to capture continued rental growth and tenant demand in this rapidly evolving corridor.

With its irreplaceable corner location, strong tenancy, and zoning flexibility, 668 Tenth Avenue (a.k.a. 468 West 47th Street) offers investors and developers an attractive opportunity to acquire a mixed-use asset with both current income and long-term value-add potential in one of Manhattan's most dynamic West Side neighborhoods.



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UNIT - 668 10th Ave	RENT /MO	RENT /MO	BED ROOMS	BATH ROOMS	LEASE EXP	ASKING PRICE
1 FI-Restaurant	\$15,023.00				10/30/30	
2 FI-North (2N)	\$2,200.00	Free Market (FM)*	1	1	2/28/26	
2 FI-South (2S)	\$1,378.00	Rent Stablized (RS)	1	1	12/30/26	
3 FI-North (3N)	\$2,500.00	Free Market (FM)	2	1	1/30/26	
3 FI-South (3S)	\$2,400.00	Free Market (FM)	2	2	Month to Month	
4 FI-Norht (4N)	\$2,500.00	Free Market (FM)	2	1	Month to Month	
4 FI-South (4S)	\$2,500.00	Free Market (FM)	2	2	12/30/26	
5 FI-North (5N)	\$1,296.00	Rent Stailzed (RS)	2	2	12/30/26	
5 FI-South (5S)	\$2,500.00	Free Market (FM)	2	2	Month to Month	
Total Monthly Rent	\$32,297.00					

UNIT - 468 West 47th St	RENT /MO	RENT /MO	BED ROOMS	BATH ROOMS	LEASE EXP	ASKING PRICE
1 FI-Restaurant	\$11,387.00				2/28/2029	
2 FI-North East (2NE)	\$3,000.00	Free Market (FM)	3	1	Month to Month	
Total Monthly Rent	\$14,387.00					
Total Monthly Rental Income	\$46,684.00					
Total Annual Rental Income	\$560,208.00					
Tenant s' Reimbursement	\$12,629.00					
Total Annual Income	\$572,837.00					

EXPENSES	RENT /MO	RENT /MO	BED ROOMS	BATH ROOMS	LEASE EXP	ASKING PRICE
Property tax	\$175,500.00					
Insurance	\$33,590.00					
Electric	\$1,482.33					
Gas	\$3,349.25					
Water and Sewer	\$20,433.53					
Repair and maintenance	\$17,837.82					
Mnagement	\$20,000.00					
Miscellaneous	\$7,293.44					
Total Annual expenses	\$279,486.37					

NOI (Net Operating Income)	\$293,350.63					
CAP (Based on Asking Price)	2.20%					\$13.568 Mil

*At present, seven of the apartments are classified as Free Market units. This provides meaningful upside potential, as existing rents are materially below the prevailing market levels in the surrounding neighborhood.

All information contained herein is provided by the owner and subject to errors , omission and change without notice.



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INCOME SUMMARY

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OPERATING EXPENSES

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Repair and maintenance	\$17,837.82
Management	\$20,000.00
Miscellaneous	\$7,293.44
Total Annual Expenses	\$279,486.37

NET OPERATING INCOME (NOI)

NOI	\$293,350.63
Cap Rate (based on asking price of \$13,568,000)	2.16%

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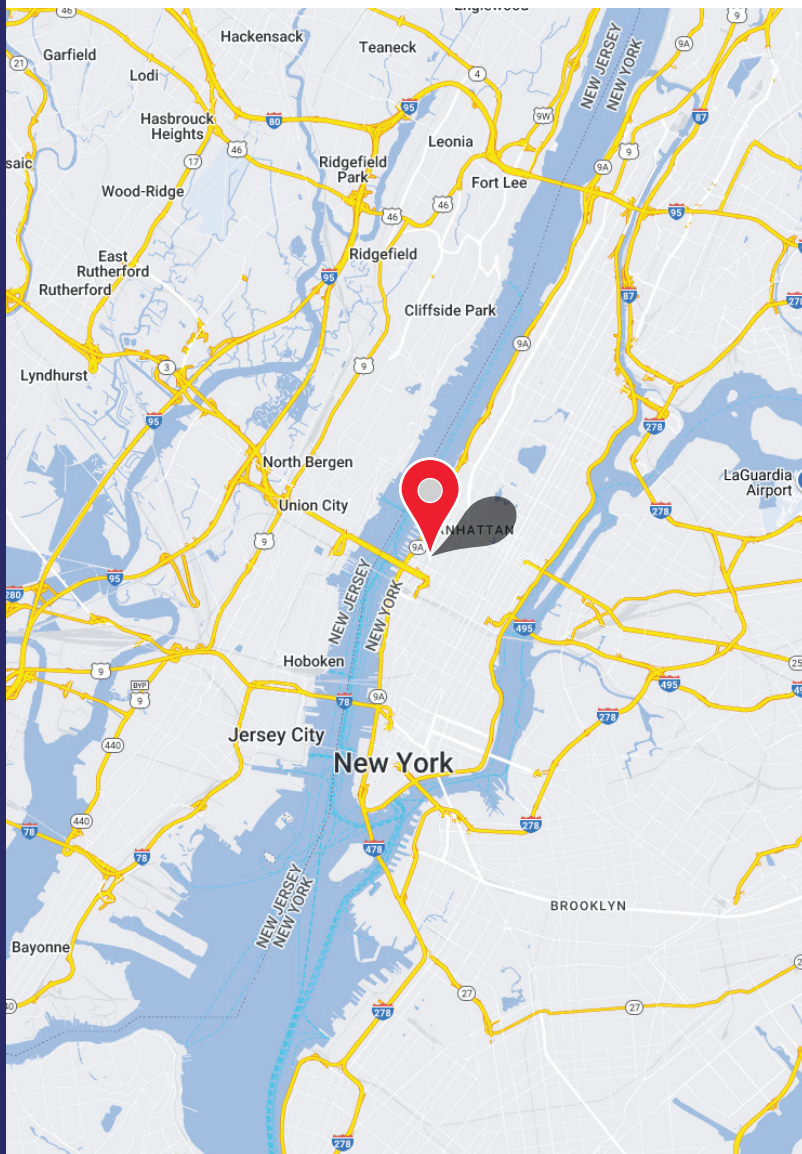
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AREA DESCRIPTION



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Located in the heart of Hell's Kitchen / Midtown West, 668 Tenth Avenue (a.k.a. 468 West 47th Street) benefits from one of Manhattan's most energetic and rapidly evolving neighborhoods. Once characterized by its historic low-rise buildings and local eateries, Hell's Kitchen has transformed into a vibrant community where modern residential developments, boutique hotels and new retail concepts complement the area's authentic urban character.

The Property sits directly across from a park and playground on West 47th Street, offering open views and an inviting streetscape for residents and commercial tenants alike. Surrounding blocks are lined with popular restaurants, cafés, grocery stores and neighborhood services, contributing to a highly walkable environment that attracts residents, professionals and visitors throughout the day and evening.

Accessibility is excellent. The Property is within easy reach of multiple subway stations, including the C and E trains at 50th Street and the A, C and E lines at 42nd Street–Port Authority, as well as numerous bus routes and the West Side Highway, providing efficient connections to Midtown, Downtown and the greater metropolitan area.

Proximity to Hudson Yards, Times Square and the Theater District places the Property at the crossroads of Manhattan's commercial, cultural and entertainment hubs. Over the past decade, this West Side corridor has experienced steady property appreciation and robust rental demand, supported by continued investment and redevelopment. For investors and developers, the location of 668 Tenth Avenue offers an exceptional opportunity to participate in the long-term growth of one of Manhattan's most desirable urban neighborhoods.

DEMOGRAPHICS

2025 Summary	1 Mile	2 Miles	3 Miles
Population	145,578	616,693	1,319,325
Median Age	37.5	38.5	37.6
Average Household Income	\$213,068	\$245,086	\$226,038



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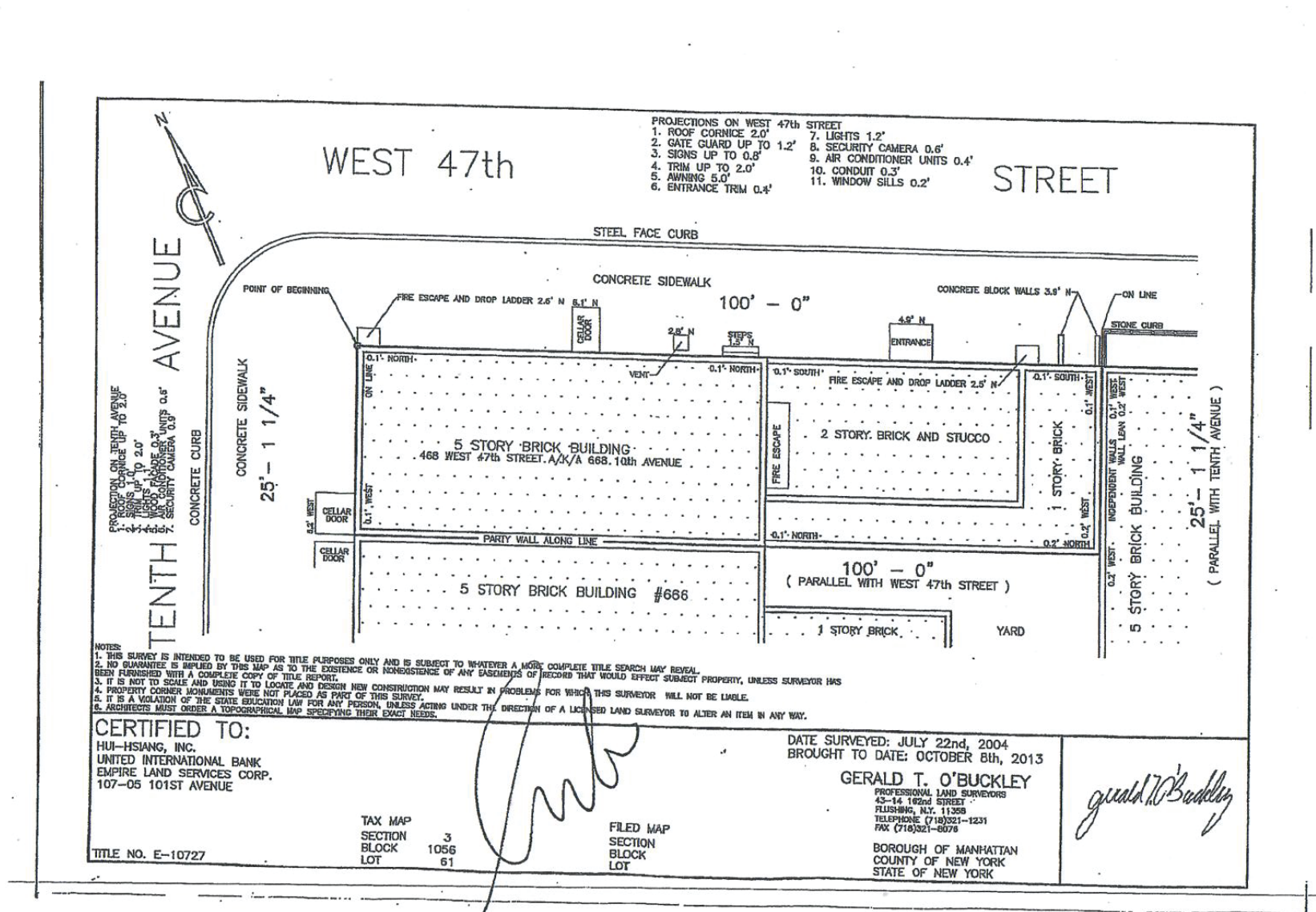
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SURVEY



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AERIAL VIEW - HIGH ALTITUDE



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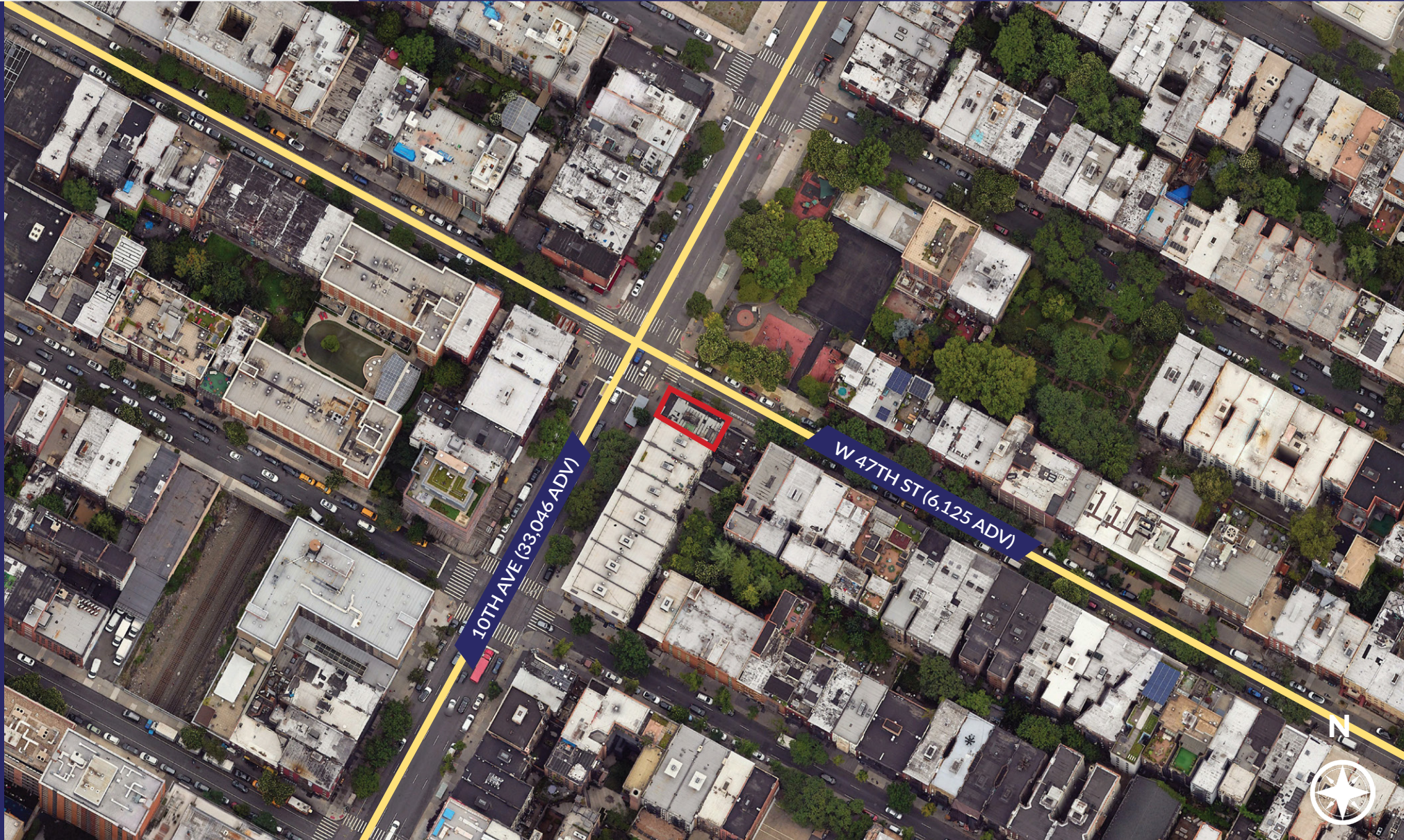
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AERIAL VIEW - CLOSE-UP



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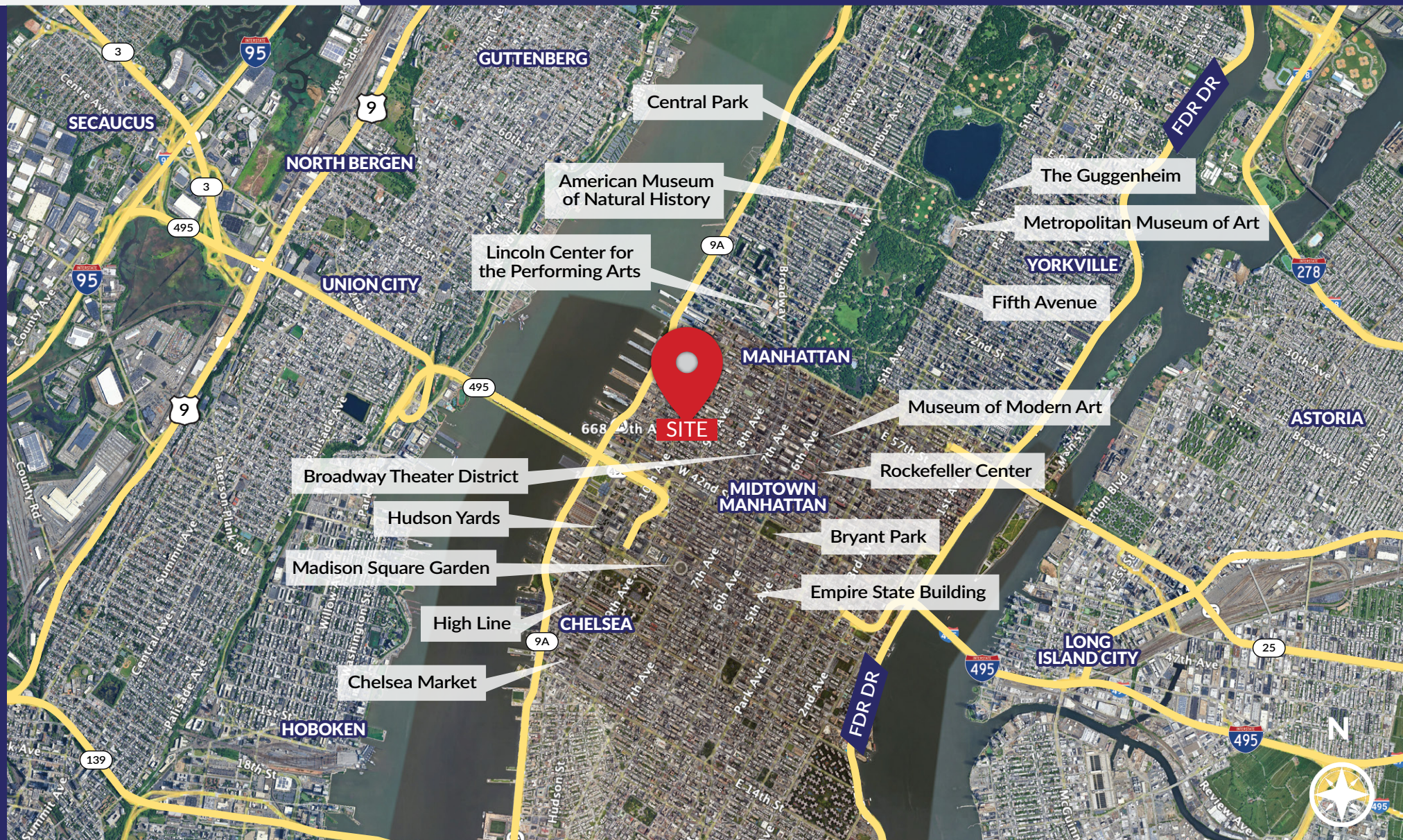
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NEIGHBORHOOD MAP - POINTS OF INTEREST



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