



55 West 38<sup>th</sup> St.

NEW YORK, NY 10018

EXCLUSIVE AGENTS

**DOMINIQUE FLORIO**

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**FRANCESCA BAGLIO**

Licensed Real Estate Salesperson, Serhant  
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C: 516-680-2578

**MADISON GREENSTREET**

Licensed Real Estate Salesperson  
C: 516-509-5476

**SERHANT COMMERCIAL**



TAX MAP



OFFERED AT  
\$7,300,000

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Positioned in the heart of Midtown Manhattan, 55 West 38th St., presents a versatile acquisition opportunity for investors, developers, owner-users, and end users seeking a strategic Manhattan presence. The property offers 25,185 square feet of buildable area, including 19,191 square feet of additional development potential. With a maximum FAR of 15 for residential, commercial, and community facility uses, the property supports a range of potential strategies, including owner occupancy, repositioning, expansion, investment, or future redevelopment, subject to applicable zoning and approvals. Ideally located near Bryant Park, Fifth Avenue, Times Square, and major transportation, the property offers flexibility, long-term value, and multiple potential paths for ownership.

PROPERTY INFORMATION

|                |                                                 |
|----------------|-------------------------------------------------|
| ADDRESS:       | 55 West 38 <sup>th</sup> St, New York, NY 10018 |
| NEIGHBORHOOD:  | Garment District                                |
| BLOCK & LOT:   | 00840-0012                                      |
| MAX BUILDABLE: | 25,185 SF                                       |
| LOT SIZE:      | 17 ft x 98.75 ft                                |
| ZONING:        | M1-9A / R12 (MSX) ( MIH O1-3)                   |
| TAXES:         | \$60,239                                        |

NEARBY TRANSPORTATION

Subway: B, D, F, M at 42 St–Bryant Park; B, D, F, M, N, Q, R, W at 34 St–Herald Square; 7 via the Bryant Park connection.

OTHER: Fifth and Sixth Avenues, West 34th and 42nd Streets; access to the Lincoln Tunnel, Queens–Midtown Tunnel/I-495, West Side Highway/NY-9A and FDR Drive

55 West 38<sup>TH</sup> ST.

55 West 38th St is surrounded by an exceptional mix of restaurants, cafés, hotels, and national retailers. Its proximity to Bryant Park, Fifth Avenue, and Herald Square places the property within a vibrant, high-traffic Midtown destination. The property offers excellent connectivity, with numerous subway lines nearby and convenient access to PATH service, Penn Station, Moynihan Train Hall, Grand Central Terminal, and the Port Authority Bus Terminal.

55 WEST 38TH STREET

RETAIL & RESTAURANT AREA MAP

RESTAURANT / CAFÉ / BAR DIRECTORY

1 CAFÉ CHINA

59 W 37th St

2 REFINERY ROOFTOP

63 W 38th St

3 PARKER & QUINN

64 W 39th St

4 KEENS STEAKHOUSE

72 W 36th St

5 TONCHIN

13 W 36th St

6 REICHENBACH HALL

5 W 37th St

7 AI FIORI

400 Fifth Ave

8 LA PECORA BIANCA

20 W 40th St

9 KOI

40 W 40th St

10 BRYANT PARK GRILL

25 W 40th St

11 HERITAGE GRAND

8 W 40th St

12 GABRIEL KREUTHER

41 W 42nd St

13 STK MIDTOWN

1114 Sixth Ave

14 ZUMA

261 Madison Ave

15 BENJAMIN STEAKHOUSE

52 E 41st St

RETAIL / ESSENTIALS DIRECTORY

A CVS PHARMACY

420 Fifth Ave

B WHOLE FOODS MARKET

1095 Sixth Ave

C KINOKUNIYA NEW YORK

1073 Sixth Ave

D MUJI FIFTH AVENUE

475 Fifth Ave

E MACY'S HERALD SQ

151 W 34th St

F TARGET / SEPHORA

112 W 34th St

G H&M HERALD SQ

1293 Broadway

H URBAN OUTFITTERS

1333 Broadway

Verified August 22, 2026 • Selected active destinations • Map not to scale

SUBWAY & TRANSPORTATION MAP

TRANSPORTATION DIRECTORY

NEAREST SUBWAY

42 St-Bryant Park / 5 Av

B D F M 7

34 St-Herald Sq

B D F M N Q R W

Times Sq-42 St

1 2 3 7 N Q R W S

42 St-Port Authority

A C E

REGIONAL CONNECTIONS

Penn Station / Moynihan

1 2 3 A C E • Amtrak • LIRR • NJ Transit

Grand Central Terminal

4 5 6 7 S • Metro-North • LIRR

33 St PATH

LOCAL BUS CORRIDORS

Fifth Ave southbound

M1 M2 M3 M4 M5 M55

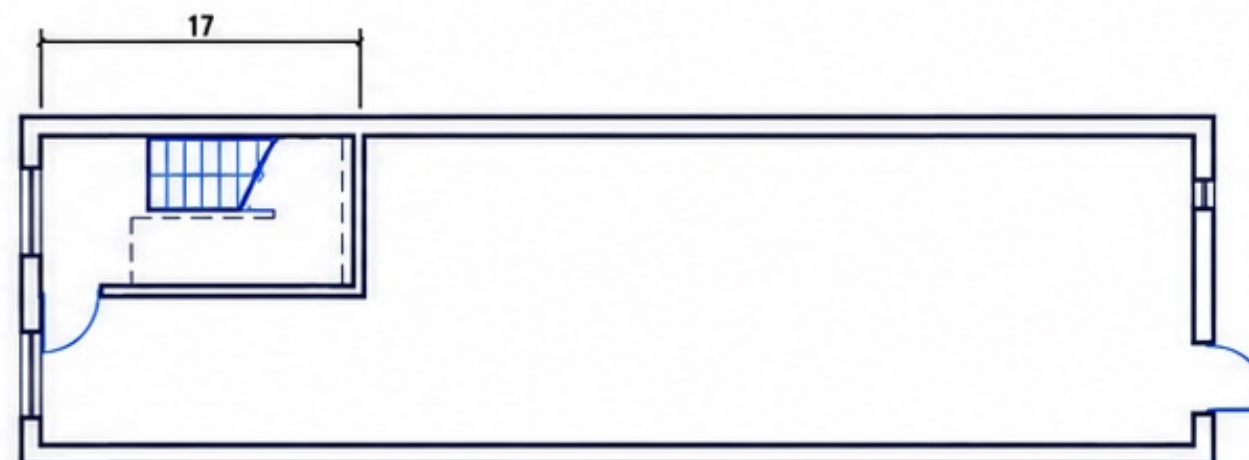
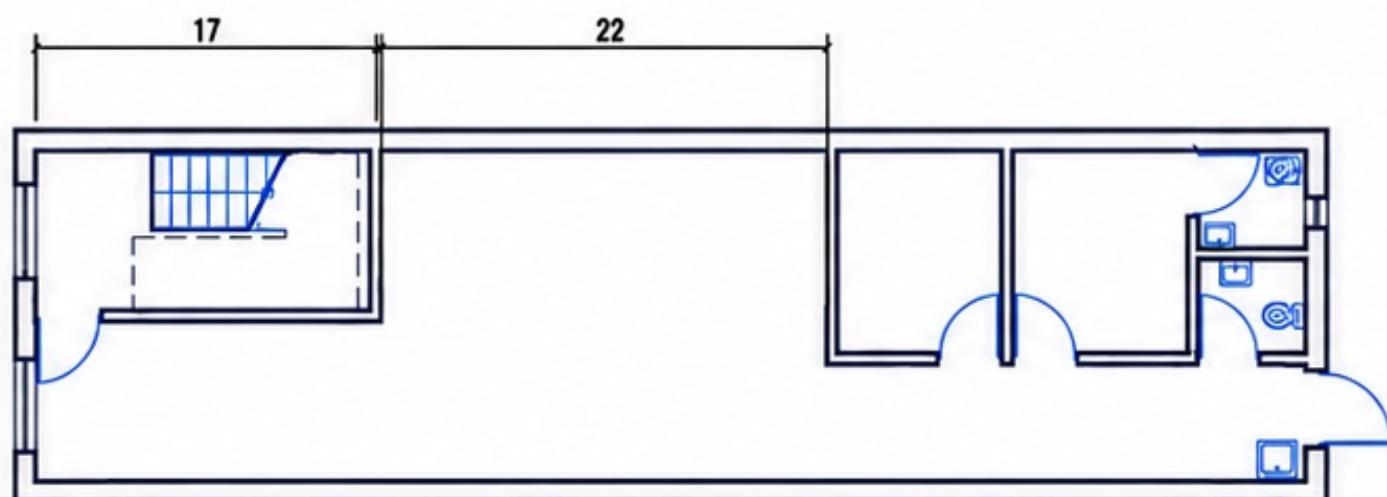
Sixth Ave northbound

M5 M7 M55

34th St: M34/M34A-SBS • 42nd St: M42

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# 55 WEST 38<sup>TH</sup> ST

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## EXCLUSIVE LISTING AGENTS

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