

42-46 East 21st Street

Flatiron District | New York

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The Flatiron District is a vibrant neighborhood filled with breathtaking architecture and a bustling community. Although the neighborhood has undergone numerous transformations, it has still maintained some of its pre-war architecture, which gives it a distinctive sense of both history and modernity.



Flatiron District | New York

Some of the iconic destinations in the Flatiron District are Madison Square Park, Eataly, Flatiron Building, and more. You can also have an incredible experience at Harry Potter's store or eat in one of many Michelin star restaurants.



View from 21St.

42 East 21st Street

Block/Lot	849/50	Residential	3
Lot Dimensions	25 ´ x 92 ´	Unused Air Rights SF	3,605
Total Gross SF	7,895	Taxes (2024)	\$105,924
Zoning	M1 - 5M	Tax Class	4
Stories	5	SUBWAY LINES	<div>456L N Q R F M</div>
Commercial	3		

46 East 21st Street

Block/Lot	849/48	Commercial	3
Lot Dimensions	25 ´ x 92 ´	Residential	2
Total Gross SF	8,625	Unused Air Rights SF	2,875
Zoning	M1 - 5M	Taxes (2024)	\$102,621
Stories	5	Tax Class	4

44 East 21st Street

Block/Lot	849/49	Commercial	2
Lot Dimensions	25 ´ x 92 ´	Residential	3
Total Gross SF	8,625	Unused Air Rights SF	2,875
Zoning	M1 - 5M	Taxes (2024)	\$121,250
Stories	5	Tax Class	2A

Features

- Located in the heart of Gramercy within close proximity to Union Square.
- Each of the 16 units are individually metered for gas & electric.
- Based on 5.0 FAR, the buildings have unused air rights totaling 9,355 SF.

Asking Price: \$18,500,000

Tenant Description

LYSÉE

Lysee is a new pastry boutique from chef Eunji Lee in the Flatiron District. Inspired by his love of pastry as an edible art, Lysée is named after Chef Lee's sweets museum, derived from the French word Musée. The menu is influenced by three cultures: French, Korean and New York City.

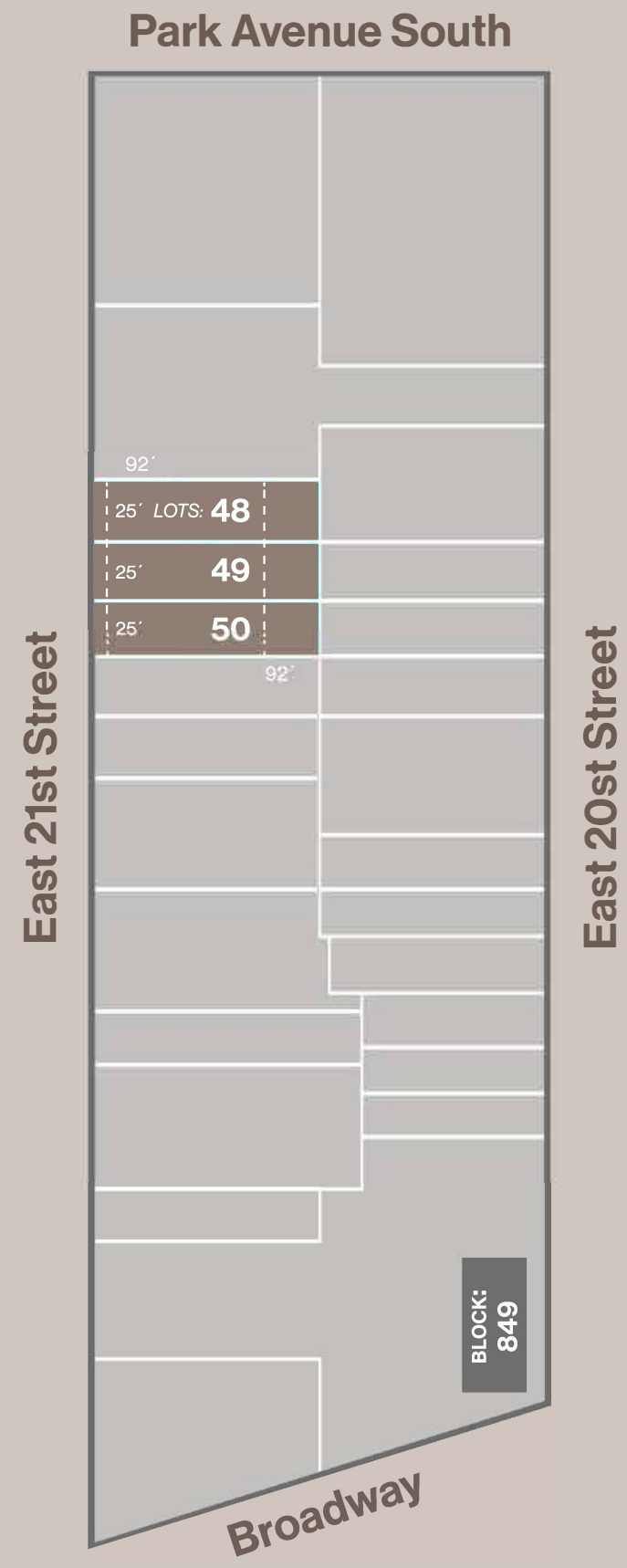
Frank
& Eileen
EST 1947

Frank & Eileen was born when former engineer Audrey McLoghlin sought to reinvent the button-up for women — a category previously focused solely on men. Inspired by Audrey's Irish grandparents—the brand namesakes, Frank & Eileen—they have grown slowly and intentionally from their best-Italian-fabric-in-the-world-obsessed beginnings.

HAYATO
S A L O N S
"SIMPLE AND NATURAL FOR YOUR HAIR"

Hayato Best international hair salon with English-speaking stylists (New York, London, Tokyo). One of the concepts is "the search for outer beauty in harmony with natural inner beauty."





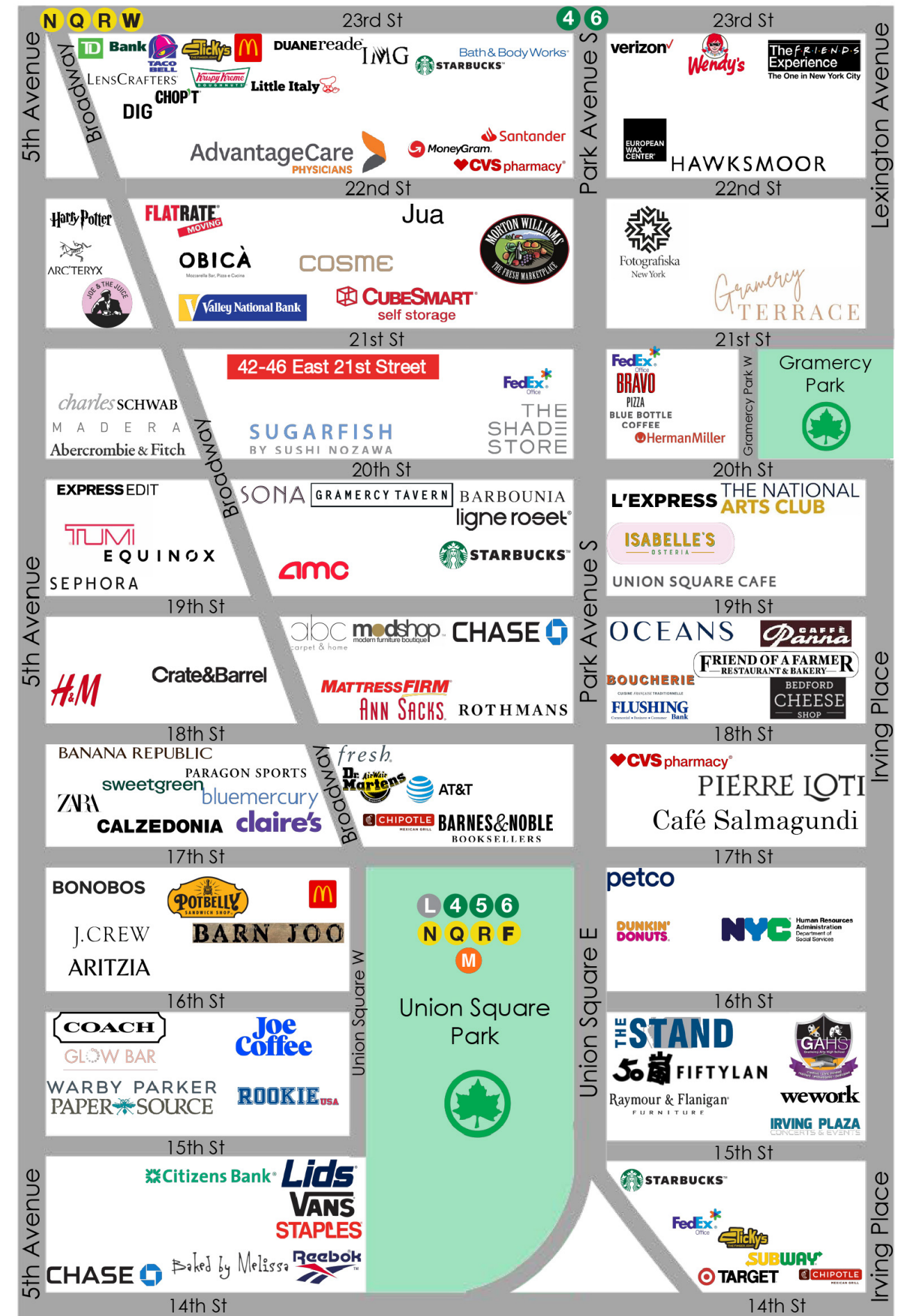
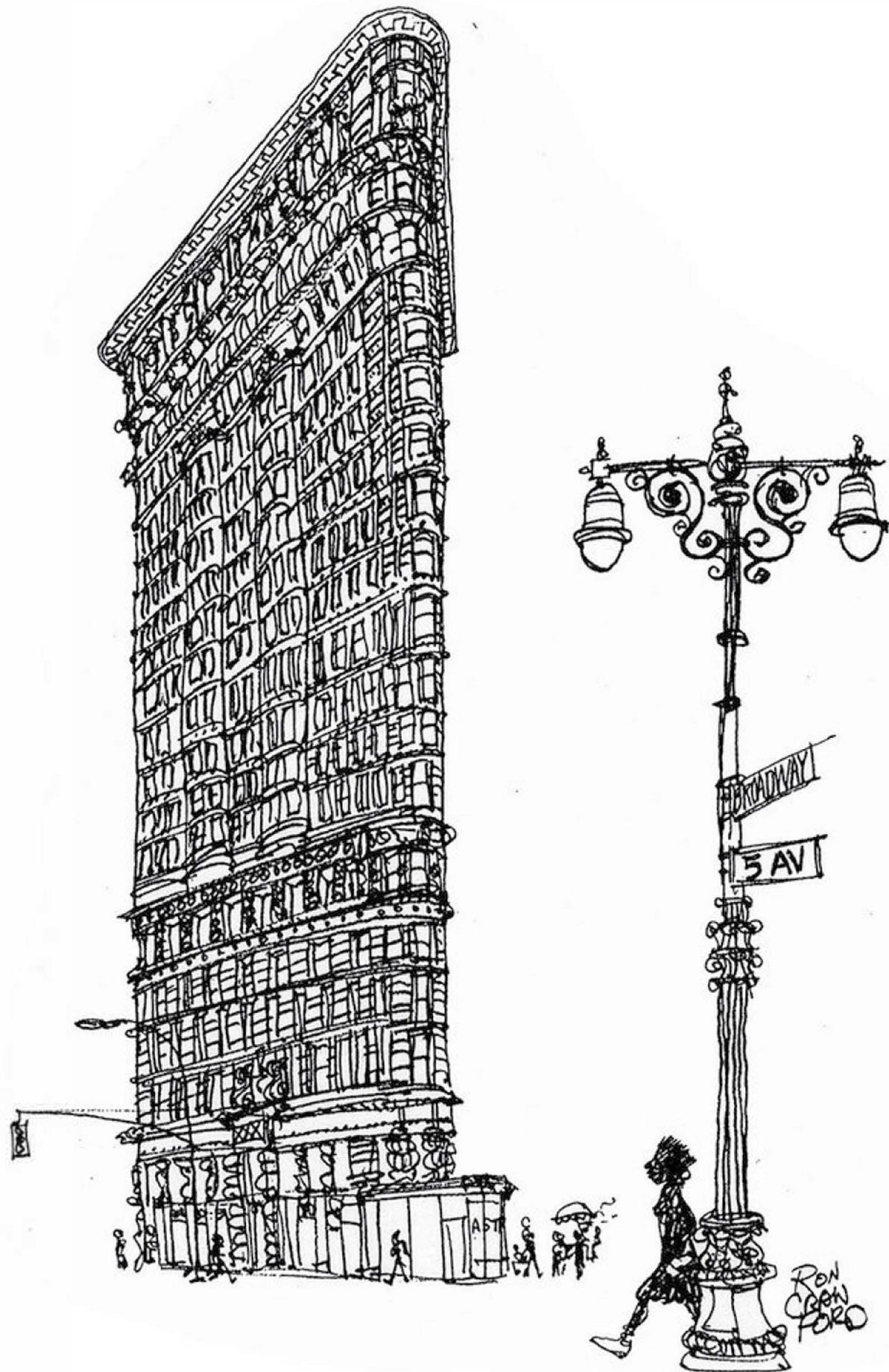


**Welcome to one of
Manhattan's most vibrant
neighborhoods.**

**The Flatiron District unites tourists
and locals.**

**The neighborhood has everything
from stylish boutiques and trendy
restaurants to tech companies and
startups. It is a hub for innovation and
entrepreneurship.**







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