

real

57 FOURTH AVENUE, NEW YORK,, NY 10003

RARE DEVELOPMENT OPPORTUNITY
PROPERTY FOR SALE

57 4TH AVENUE, NEW YORK, NY 10003

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477 MADISON AVENUE, STE 638

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

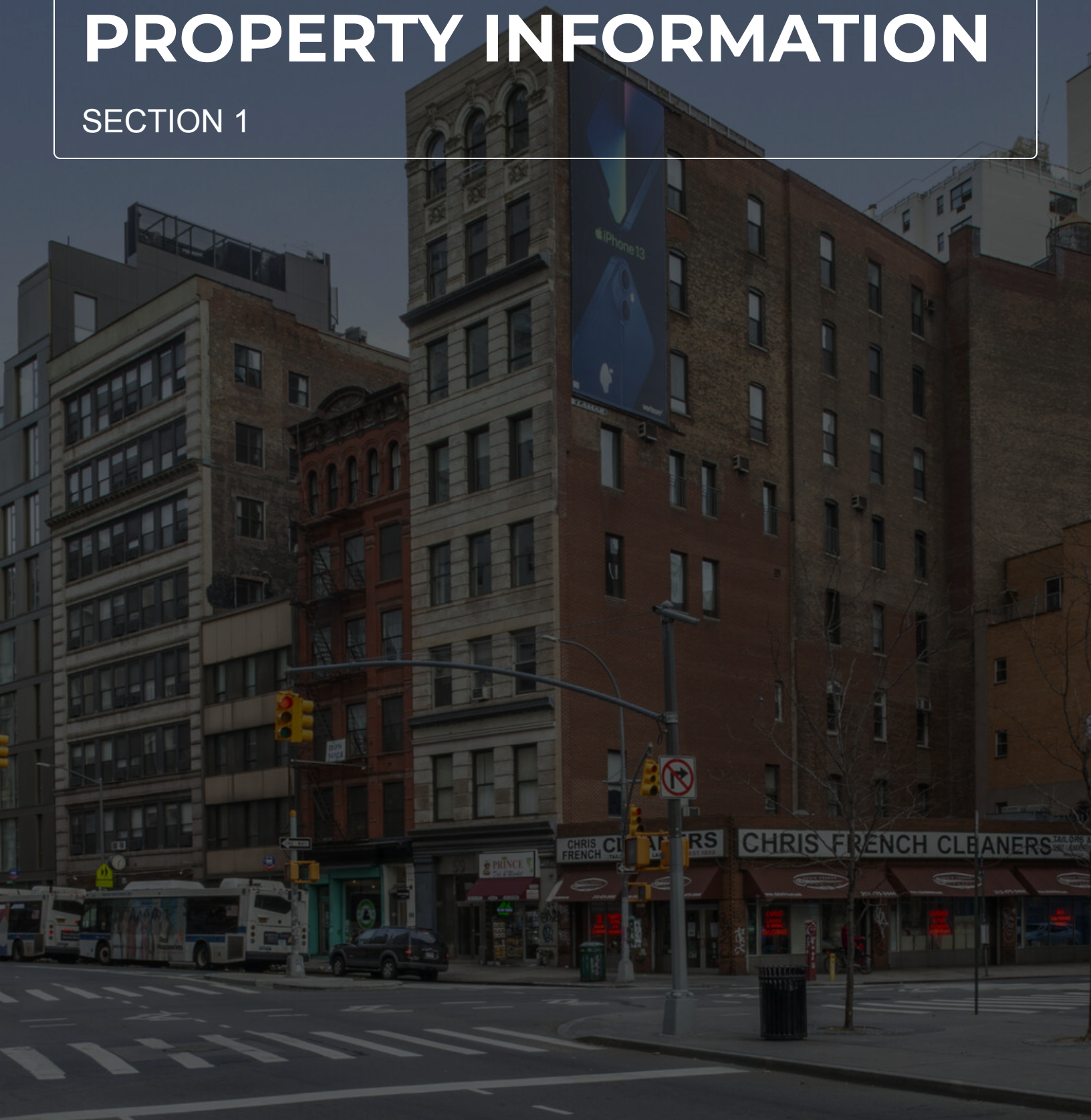
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Real Broker, LLC in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

SECTION 1



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Real Broker, LLC, has been retained on an exclusive basis to arrange for the sale of 57 Fourth Avenue, New York, NY 10003, +/- 3020 sqft lot with a single-story retail property and rare development opportunity that borders Manhattan's NoHo neighborhood. On one of the most prominent corners, take advantage of the chance to build a unique and highly visible project in this record-breaking sales environment.

The site is in zoning district C6-2A (R8A), Block: 555 & Lot: 10 and features a 10 FAR scenario with the acquisition of a special permit with inclusionary housing certificates for a total +/- 30,200 sqft luxury condominium project. Alternative residential FAR opportunities include 7.2 with acquired housing certificates and as-of-right maximum residential FAR of 5.4. The site also has a maximum commercial FAR of 6.0, which allows for healthcare, education/school, office, boutique hotel, or storage facility development uses.

PROPERTY HIGHLIGHTS

- C6-2A Zoning District & R8 (R8A) Residential Equivalent
- +/- 30,200 Residential ZFA 10 with acquisition of Special Permit and Inclusionary Housing
- +/-21,744 Residential ZFA 7.2 with Inclusionary Housing Certificates
- Commercial FAR of 6.00
- As-of-right Residential FAR of 5.40
- +/-76 feet of frontage on East 9th Street and +/-25 feet on 4th Avenue
- The development site is not subject to Historic District or Landmark Designation
- Close to Astor Place, New York University, Washington Square Park & Union Square
- Immediate access to public transportation; 4 and 6 trains & blocks from Q, R, and W trains

OFFERING SUMMARY

Sale Price:	\$11,300,000
Number of Units:	1
Lot Size:	3,050 SF
Building Size:	DEV OP 30,200 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	10,334	35,436	111,540
Total Population	14,131	51,293	163,251
Average HH Income	\$161,553	\$149,718	\$154,845

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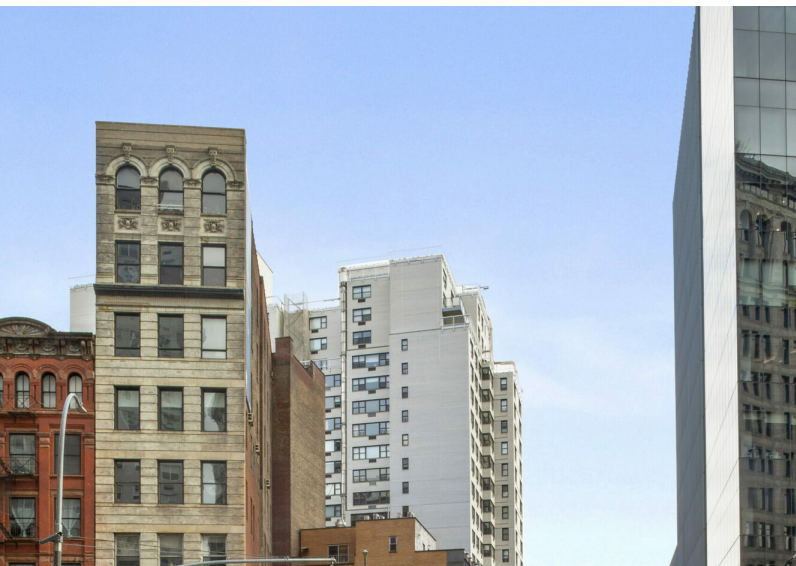
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With frontage situated adjacent to one of NoHo's strongest commercial corridors, 57 Fourth Avenue offers prospective retailers a high level of visibility and immediate access to public transportation. The site is on the northeast corner of Fourth Avenue and East 9th Street with combined +/- 101 sqft of wraparound frontage. This corner is only one block north of the Astor Place subway station, two blocks northeast of the 8th Street subway station, and a block from the East 9th Street / 4th Avenue bus stop. The site is also a short walk from Washington Square Park, New York University's main campus and Union Square's bustling city center. 57 Fourth Avenue presents a unique opportunity for investors or developers to acquire an inimitable corner site in a prominent and popular section of Manhattan – NoHo.

LOCATION DESCRIPTION

57 Fourth Avenue, New York, NY 10003
between East 9th and E 10th Streets

COMPLETE HIGHLIGHTS



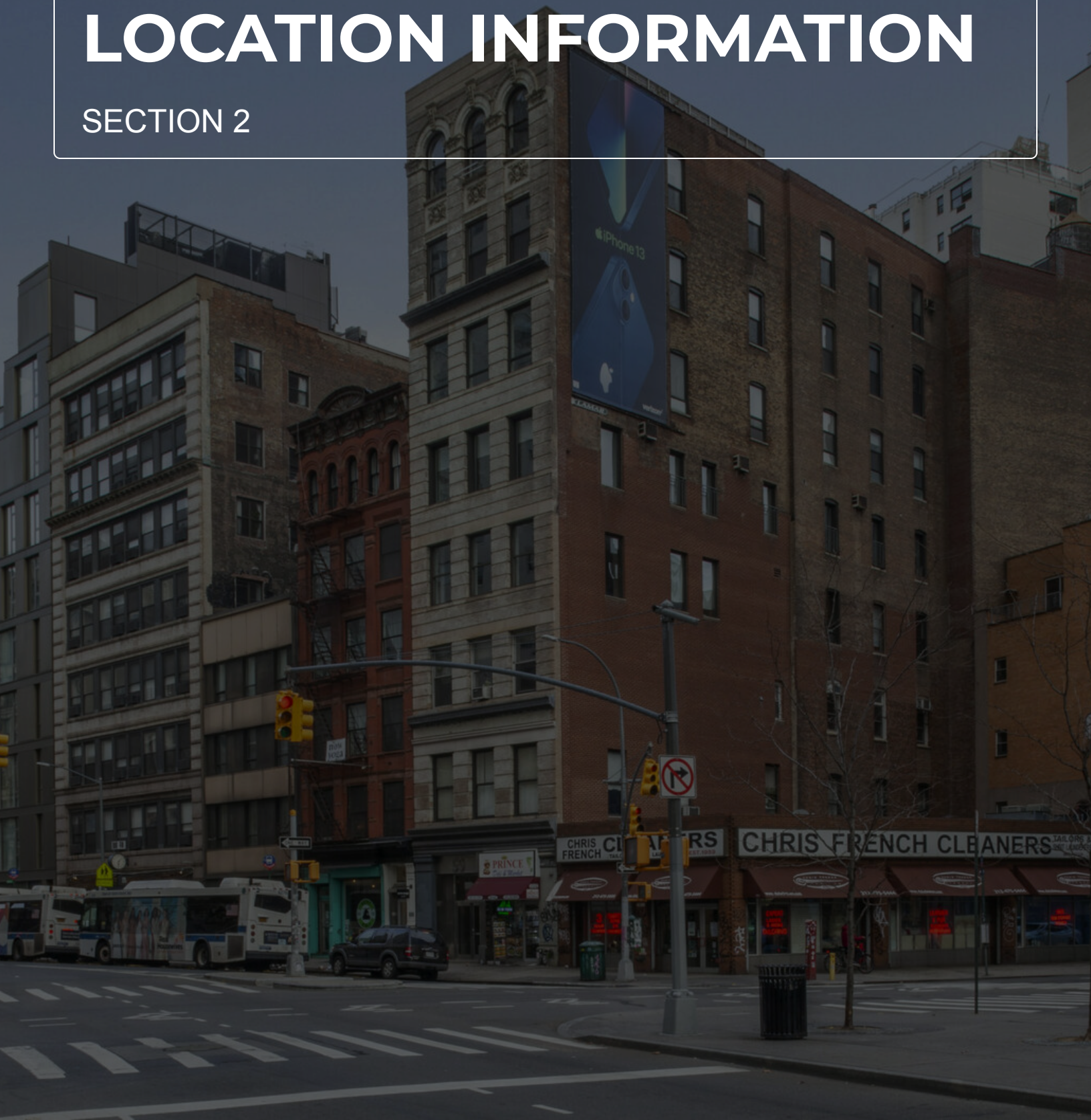
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LOCATION INFORMATION

SECTION 2



REGIONAL MAP

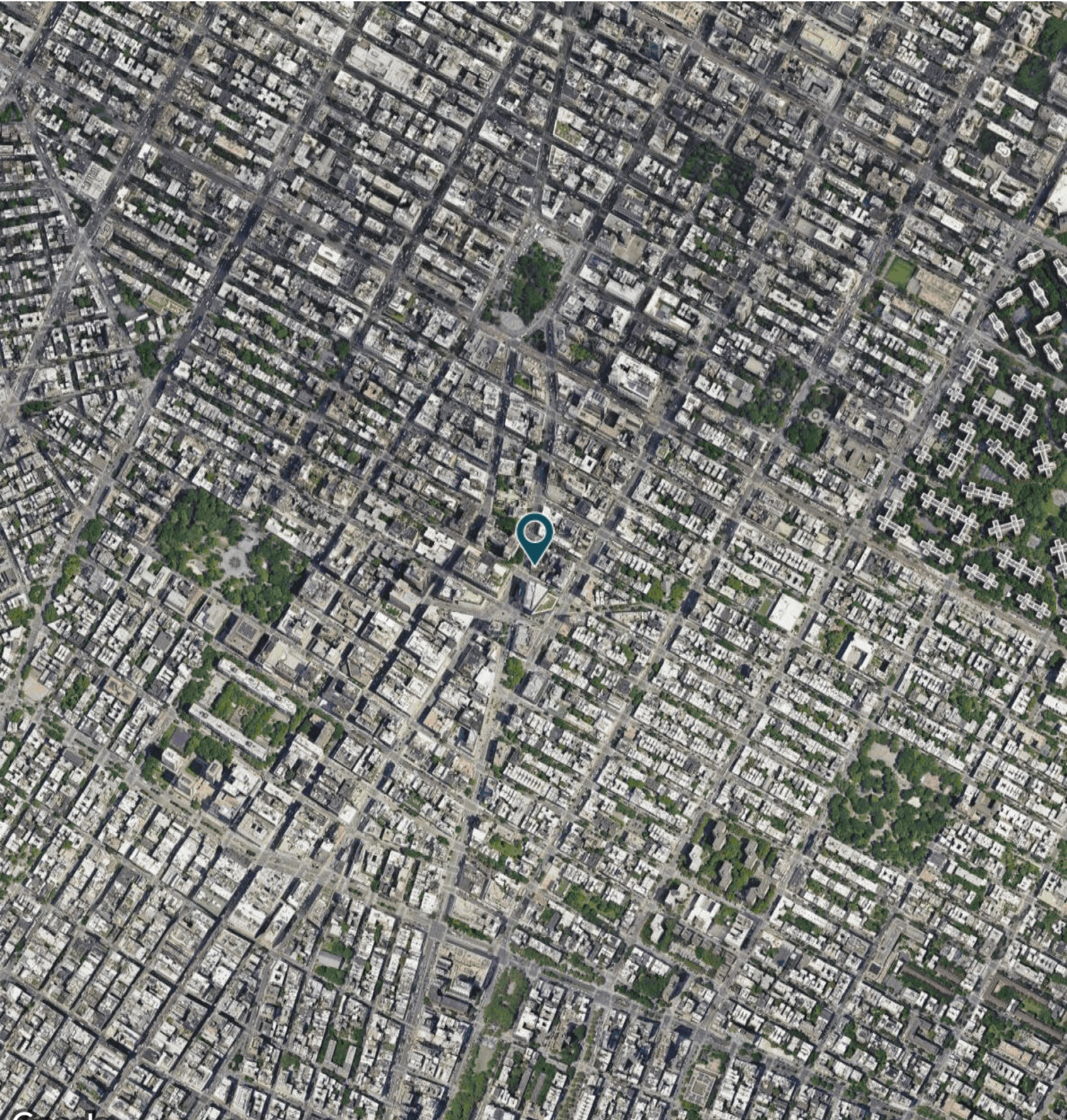


LOCATION MAP



Map data ©2024 Google

AERIAL MAP



Google

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SITE PLANS



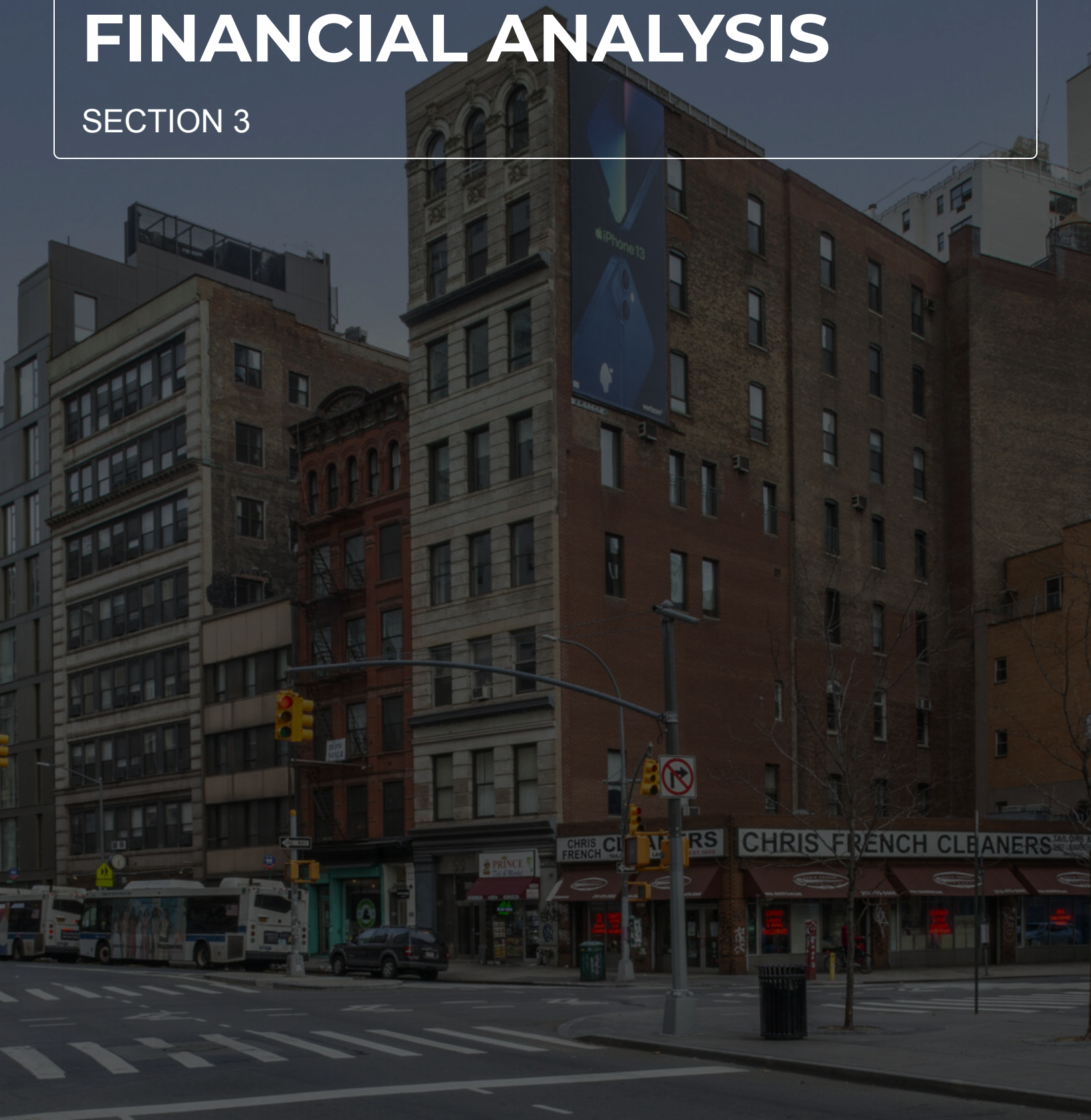
It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the **Media Tab** or
"Publish on Website and Docs" in the **Plans Tab**)

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FINANCIAL ANALYSIS

SECTION 3



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$11,300,000
Price per SF	\$374
Price per Unit	\$11,300,000

OPERATING DATA

FINANCING DATA

INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$0
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EXPENSES SUMMARY

OPERATING EXPENSES	\$0
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NET OPERATING INCOME	\$0
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SALE COMPARABLES


SECTION 4



SALE COMPS




It turns out, you don't have any Comps Selected!

(click " **Edit Lease Comps**" in the Page Edit Bar)

SALE COMPS MAP & SUMMARY



It turns out, you don't have any Comps Selected!

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LEASE COMPARABLES


SECTION 5



LEASE COMPS




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LEASE COMPS MAP & SUMMARY



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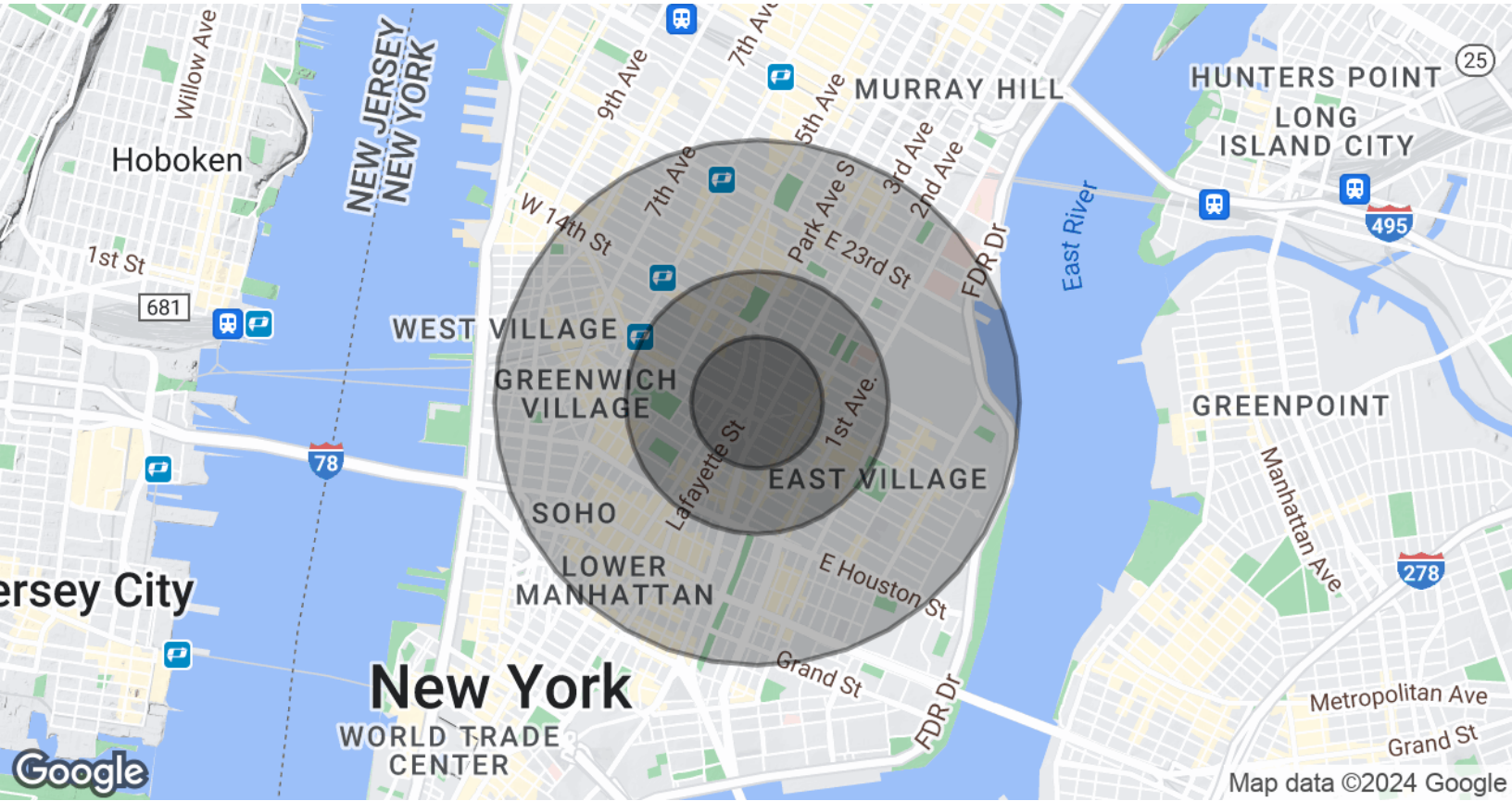
(click " **Edit Lease Comps**" in the Page Edit Bar)

DEMOGRAPHICS

SECTION 6



DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	14,131	51,293	163,251
Average Age	38.5	35.2	38.6
Average Age (Male)	38.9	34.9	38.9
Average Age (Female)	40.0	36.4	38.8

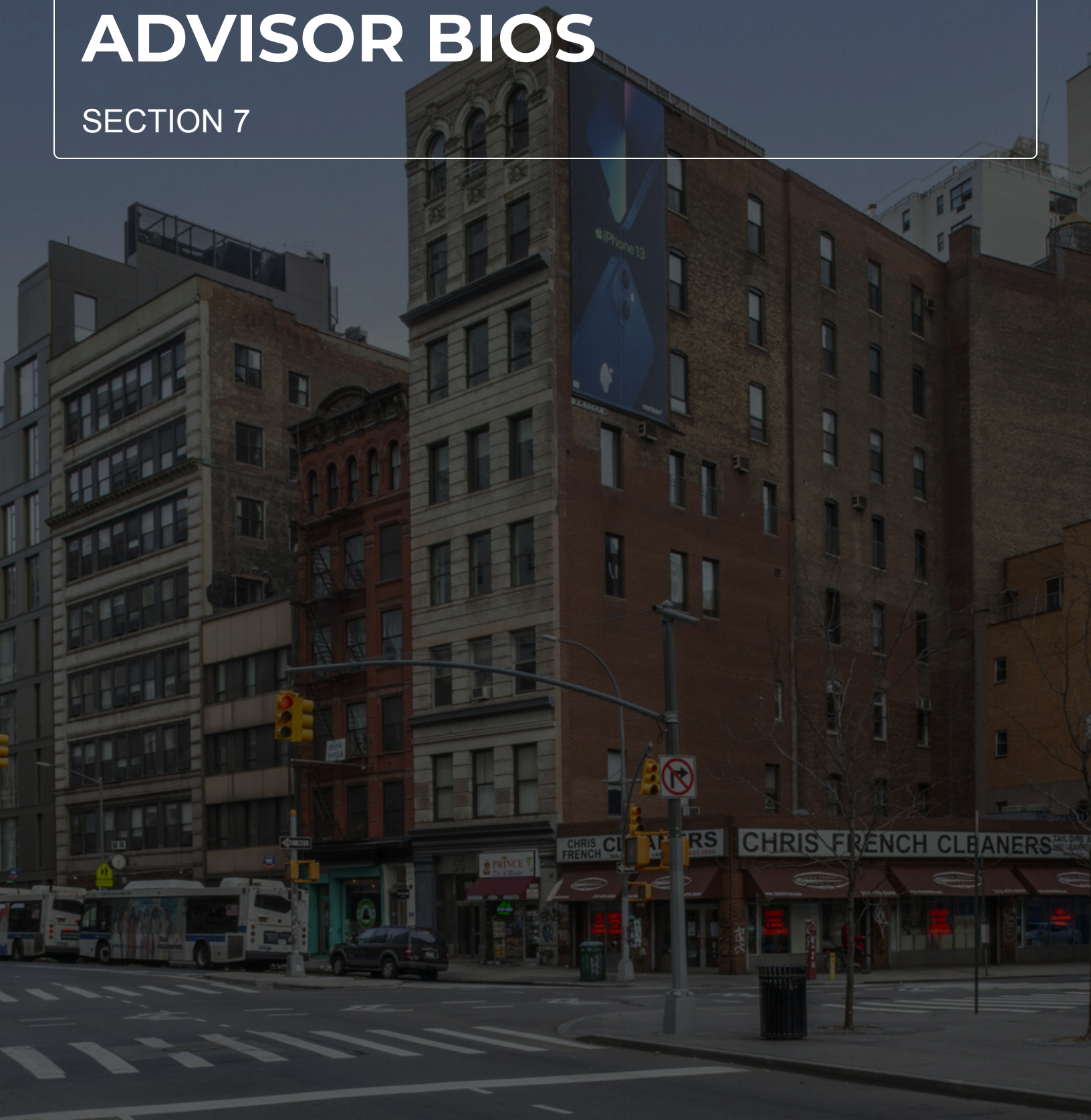
HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	10,334	35,436	111,540
# of Persons per HH	1.4	1.4	1.5
Average HH Income	\$161,553	\$149,718	\$154,845
Average House Value	\$846,669	\$617,565	\$737,496

* Demographic data derived from 2020 ACS - US Census

ADVISOR BIOS

SECTION 7



ADVISOR BIO 1



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EDUCATION

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MEMBERSHIPS

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