

515-519
WEST 43RD
STREET

HELL'S KITCHEN,
MANHATTAN



INVICTUS
PROPERTY ADVISORS

ASK: \$26,000,000
PPBSF: \$432

PROPERTY FEATURES:

Location:	Between 10 th & 11 th Avenue with frontage on 43 rd Street and 44 th Street
Block / Lot:	1072 / 21
Lot Dimensions (43 rd Street Frontage):	75' x 100.83'
Lot Dimensions (44 th Street Frontage):	25' x 100.00'
Lot Area:	10,021 SF
Zoning:	R9 / Special Clinton District
Residential FAR:	6.00
Inclusionary Housing (IH) FAR:	8.00
Community Facility	10.00
Total Buildable (as-of-right):	60,126 (approx.)
Total Buildable (IH):	80,168 (approx.)
Total Buildable (CF):	100,210 (approx.)
Assessment (22/23):	\$3,384,000
Taxes (22/23):	\$363,949

ASK PRICE:	\$26,000,000
\$/BSF (as-of-right):	\$432 / BSF
\$/BSF (IH):	\$324 / BSF
\$/BSF (CF):	\$260 / BSF

BUILDING DESCRIPTION

INVICTUS Property Advisors has been retained on an exclusive basis for the sale of 515-519 West 43rd Street, a block-through development opportunity in Hell's Kitchen with 75' of frontage along 43rd Street and 25' of frontage along 44th Street. The opportunity presents developers with a blank canvas to develop over 60,000 BSF as-of-right and over 80,000 BSF with inclusionary housing in the Special Clinton Purpose District with R9/CL zoning.

The subject site is located on the same street as several highly publicized new developments, including Moinian Group's luxury rental project (Oskar), El Ad 16-story, 123 unit, condo and rental block-through (Charlie West), DHA Capital's 300-unit luxury block-through rental, and Xin Development International's 92-unit, full block condominium building between West 44th & 45th Streets.

The property is in close proximity to the A, C, and E subway lines on 42nd Street and 8th Avenue and the Port Authority Bus Terminal. The area also benefits from the 7 Train extension to Hudson Yards. 515-519 West 43rd Street is at the intersection of Midtown West, Times Square and Hudson Yards, and is flooded with great restaurants, trendy nightspots and stylish boutiques. The electricity of Times Square, the mecca of theater entertainment on Broadway and the Hudson River Greenway are all within walking distance.

AERIAL VIEW



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HIGHLIGHTS



\$432/BSF (as-of-right)



Potential Cash Flow during Redevelopment



Block-Through



Inclusionary Housing and Community Facility FAR Bonuses



High Profile New Developments on the Same Block



Condo or Rental Potential

515-519

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