

57 WEST 38TH ST

SIZE

Ground 4,000 SF

Mezz. 1,000 SF

Cellar 4,600 SF

CEILING HEIGHT

Ground 16 feet

Mezz. 9 feet

LL 12 feet

FRONTAGE

35 feet

NOTES

- Previously Bead World
- Well maintained
- Gas in place
- Legal lower level
- Cannabis and Cabaret uses are prohibited
- Grand Entrance with minimal columns
- 2 existing HVAC units
- Can be Vented
- Dense hotel neighborhood
- Logical divisions will be considered





NEIGHBORS ON THE BLOCK

- Refinery rooftop
- Russian Manicure
- Three Hot Pot & BBQ
- Gongcha

- Culture Espresso
- Hotel Hendricks
- Isla & Co

- Winnie's Jazz Bar

- Bstro 38

Annam Cafe

- Archer Hotel

- Class on 38th

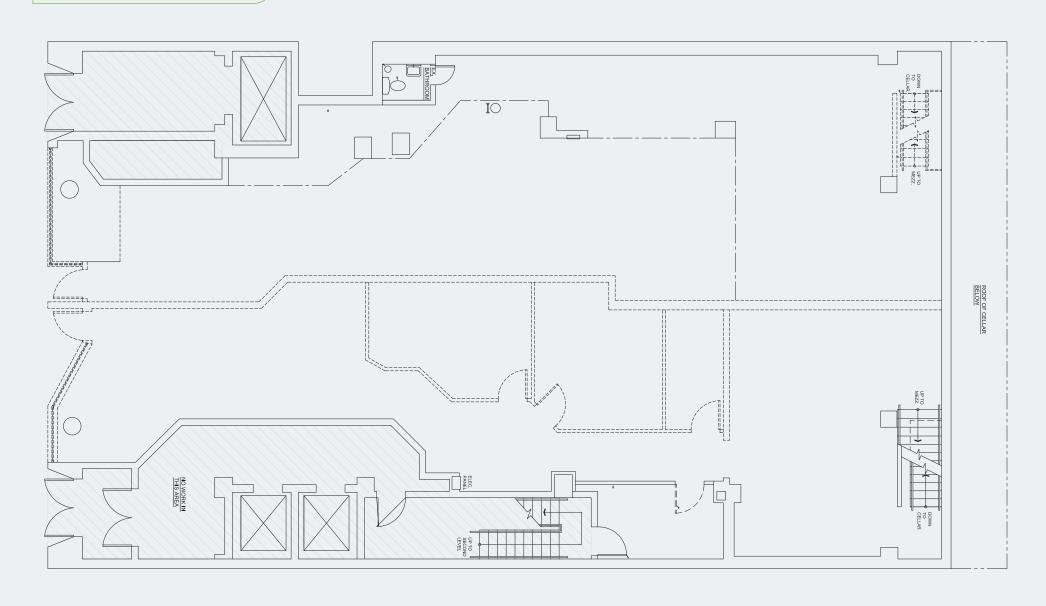
- 38 Food Court

- Matto Espresso
- Americana Inn

- CVS

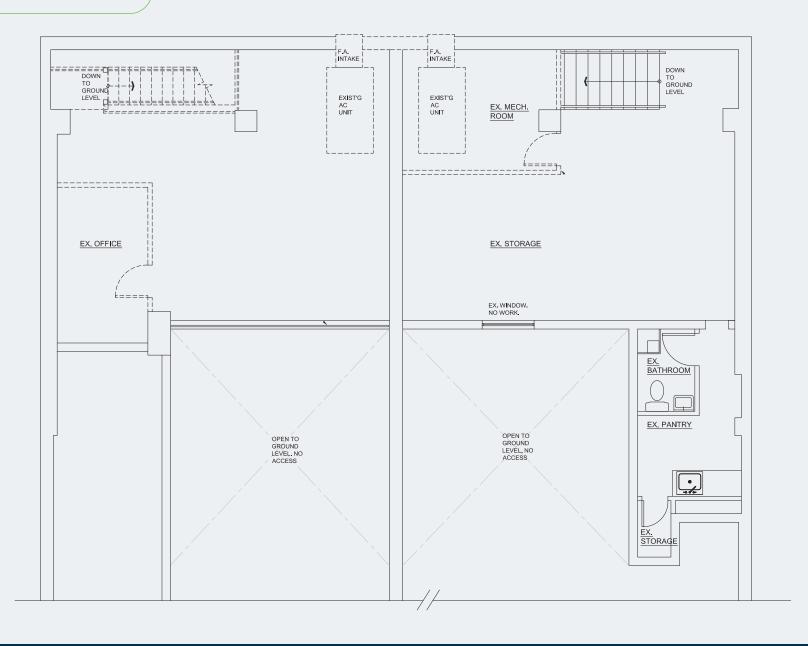
57 WEST **38**TH ST

GROUND FLOOR

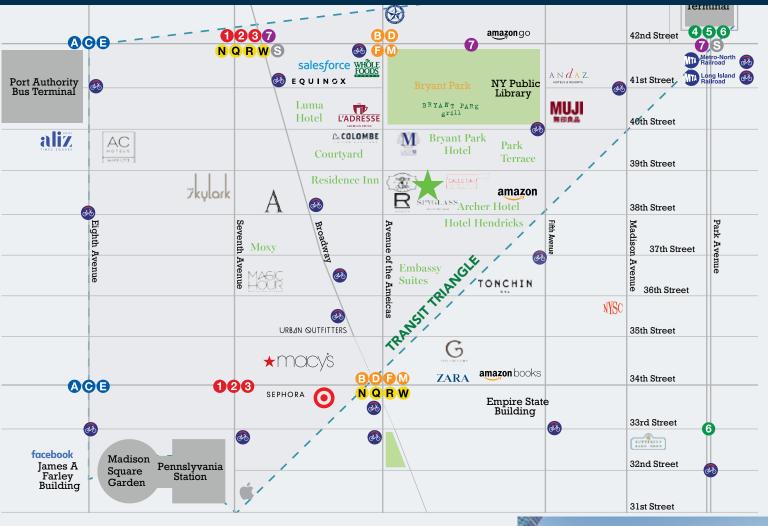


57 WEST 38TH ST

MEZZANINE



57 WEST **38**TH ST



.25 MILE RADIUS

AVERAGE HH INCOME



\$242,525

AGES 25-44 YEARS OLD



57%

POPULATION



4,639

- Center of the Transit Triangle
- **Nearby Transportation:**







Long Island Rail Road 🛮 🚻 Metro-North Railroad 🚐











OLIVIA HWANG Senior Managing Director 212.776.1238 ohwang@lee-associates.com



BRAD SCHWARZ Executive Managing Director & Principal 212.776.1290

bschwarz@lee-associates.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing for sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by principals or agreed by this Company, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.