



Fred P. Pomerantz Art and Design Center



212 W 29TH STREET

212 WEST 29TH STREET, NEW YORK, NY 10001

24,190 BUILDABLE SQUARE FOOT MIXED-USE DEVELOPMENT SITE FOR SALE

Earth
photos

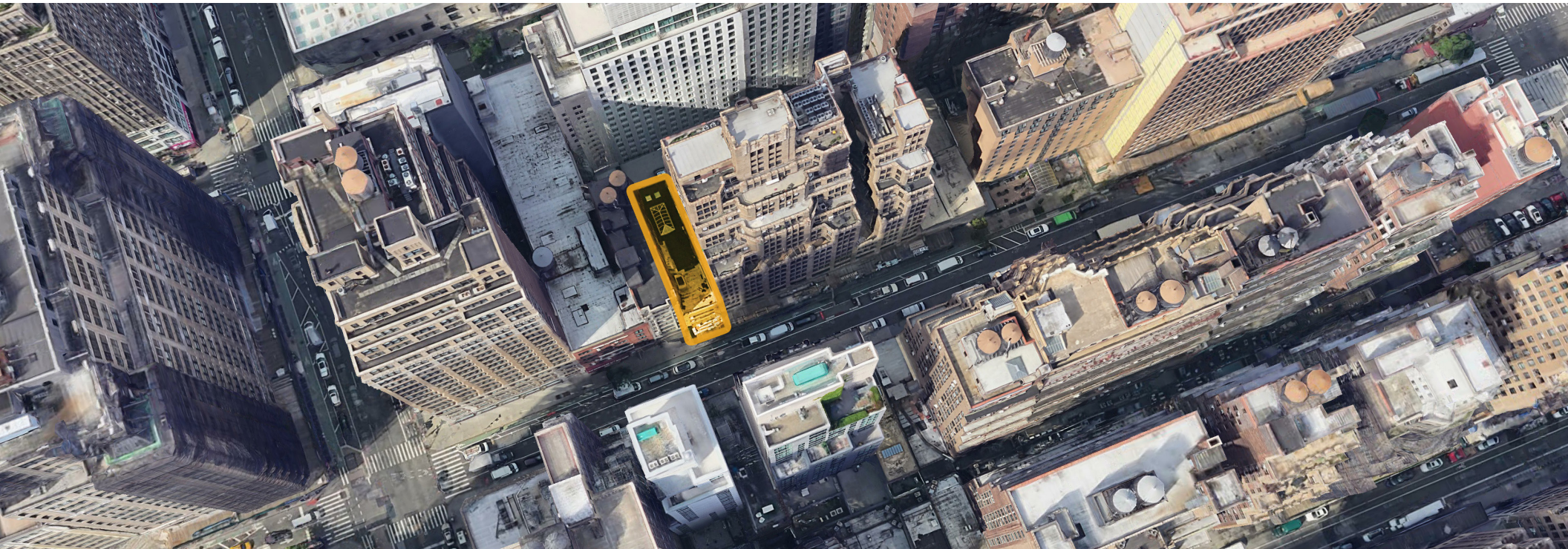


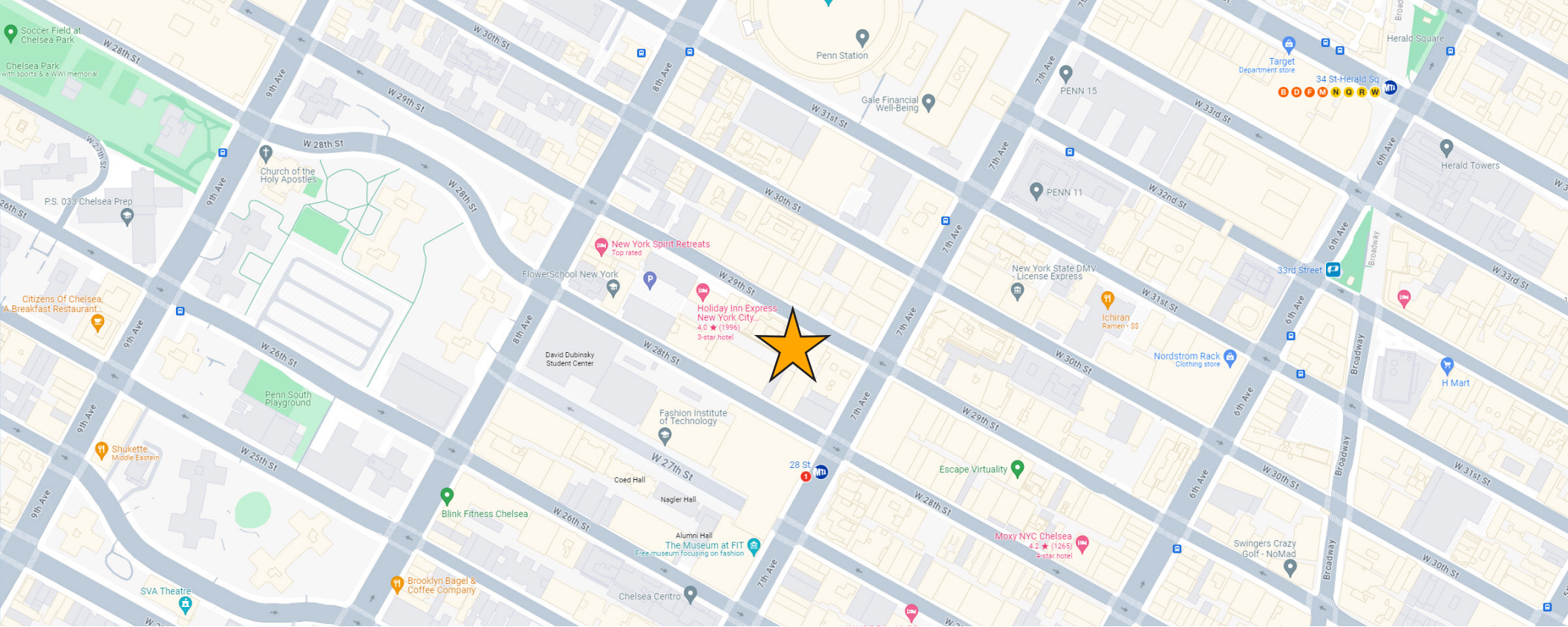
24,190 B.S.F. Development Site in Chelsea for Sale

Asking Price: \$8,500,000

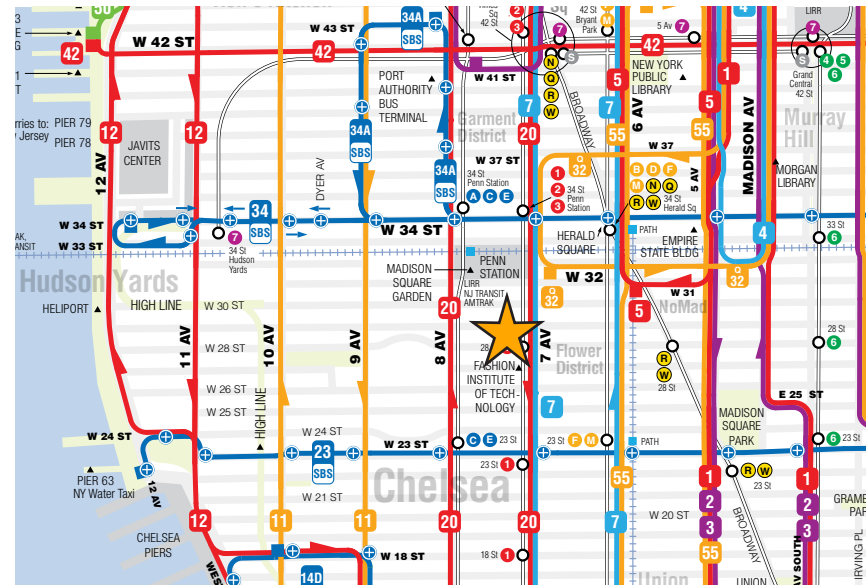
SITE INFORMATION

Property Address: 212 West 29th Street, New York, NY 10001
Block / Lot: 778 / 47
Lot Dimensions: 24.5' x 98.75', 2,419 SF/ (Approximate)
Zoning: MI-6D
F.A.R.: 100
Total Buildable Square Feet: 24,190 (Approximate)
Existing Square Footage: 9,212 (Approximate)
Nearby Subway & Rail Lines: A,C,E,N,Q,R,S,W,1,2,3,7, LIRR, Moynihan Amtrak
Taxes ("24/"25): \$55,290.24





Modern Spaces Commercial + Investment Division has been exclusively retained to sell this prime Chelsea mixed-use development site. Located two blocks from Madison Square Garden and Moynihan Station, 212 West 29th Street offers unparalleled access to transit, entertainment and retail. The M1-6D zoning allows for an as-of-right F.A.R. of 10.0 and 24,190 buildable square feet.





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TENANCY INFORMATION

- **All tenants are Month to Month except 1st floor tenant**
- Cellar & first floor tenant pays \$11,625/month, lease expires 12/31/2024
- 2nd floor is vacant
- 3rd floor tenant 1, pays \$1,490/month
- 3rd floor tenant 2, pays \$550/month
- 3rd floor tenant 3, pays \$1,490/month
- 4th floor is owner occupied and will be delivered vacant
- Total current monthly gross rent \$15,155





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TAX MAP





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DEPARTMENT OF BUILDINGS & DEPARTMENT OF FINANCE



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NYC Department of Buildings
Property Profile Overview

212 WEST 29 STREET		MANHATTAN 10001	BIN# 1014266	
WEST 29 STREET	212 - 212	Health Area : 5200	Tax Block : 778	
		Census Tract : 95	Tax Lot : 47	
		Community Board : 105	Condo : NO	
		Buildings on Lot : 1	Vacant : NO	

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): 7 AVENUE, 8 AVENUE
 DOB Special Place Name:
 DOB Building Remarks:
 Landmark Status: Special Status: N/A
 Local Law: NO Loft Law: NO
 SRO Restricted: NO TA Restricted: NO
 UB Restricted: NO
 Environmental Restrictions: HAZMAT/NOISE/AIR Grandfathered Sign: NO
 Legal Adult Use: NO City Owned: NO
 Additional BINs for Building: NONE
 HPD Multiple Dwelling: No

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: O5-OFFICE BUILDINGS

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	7	0	Electrical Applications
Violations-DOB	13	2	Permits In-Process / Issued
Violations-OATH/ECB	2	0	Illuminated Signs Annual Permits
Jobs/Filings	17		Plumbing Inspections
ARA / LAA Jobs	1		Open Plumbing Jobs / Work Types
Total Jobs	18		Facades
Actions	21		Marquee Annual Permits
			Boiler Records
OR Enter Action Type: <input type="text"/>			DEP Boiler Information
OR Select from List: <input type="text"/>			Crane Information
AND <input type="button" value="Show Actions"/>			After Hours Variance Permits

Billing Summary	Amount
Outstanding charges <i>(Sum of unpaid balance and interest fees from billing periods)</i>	\$0.00
New charges <i>(Sum of new property taxes and other charges-see below for details)</i>	\$27,645.12
AMOUNT DUE BY JULY 1, 2024	\$27,645.12
The amount shown at the right includes the amount due this period plus your remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30. The amount shown includes a discount of \$276.45 that you would receive if you pay by July 1, 2024.	\$55,013.79

Your property details:

Estimated market value: \$1,160,000
 Tax class: 4 - Commercial Or Industrial

How we calculate your annual taxes:

Billable assessed value: \$522,000.00
 times the current tax rate: x 10.5920%
Annual property tax: \$55,290.24



MODERNSPACES
Commercial + Investment Division

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47-42 VERNON BOULEVARD
LONG ISLAND CITY

MODERN SPACES DITMARS
29-20 23RD AVENUE
ASTORIA

MODERN SPACES NEW JERSEY
295 NEWARK AVENUE
JERSEY CITY

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.