



341 West 44th Street, New York, NY 10036

Commercial Property | Delivered Vacant | Ideal for Owner-User | Flexible Zoning | FOR SALE



For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

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For Financing Information:

Benjamin Schlegel x81
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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 the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, 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 contained herein. July 17, 2024 6:01 pm

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- ▶ 25' wide commercial property on West 44th Street between 8th and 9th Avenues
- ▶ The property will be delivered vacant
- ▶ While located in the Special Clinton District, the property doesn't require a Certificate of Non-Harassment
- ▶ Flexible zoning allows for both residential and commercial development
- ▶ Located 2 blocks from Times Square and the Midtown business district
- ▶ Same block access to A, C, E, N, Q, R, S, W, 1, 2, 3, 7 subway lines
- ▶ Proximity to restaurants and bars on 9th Avenue and Restaurant Row on West 46th Street
- ▶ Ideal for an owner-user

Block / Lot	1035 / 11
Lot Dimensions	25' x 100.42'
Lot Sq. Ft.	2,511
Building Dimensions	25' x 100'
Stories	3
Total Units	3
Building Sq. Ft.	7,220
Zoning	C6-2 / R8 Equivalent / CL
FAR	4.20
Buildable Sq. Ft.	10,544
Air Rights Sq. Ft.	3,324
Tax Class	4
Assessment (24/25)	\$1,602,900
Real Estate Taxes (24/25)	\$169,779

*All square footage/buildable area calculations are approximate

Asking Price: \$4,800,000 | \$665 / \$/SF | \$455 / \$/BSF

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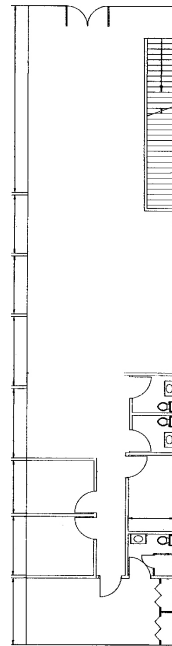
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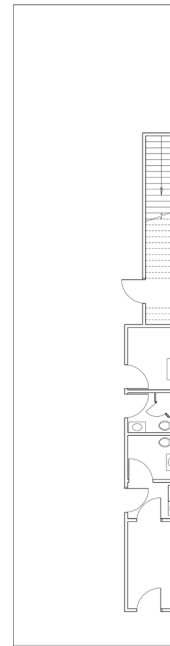
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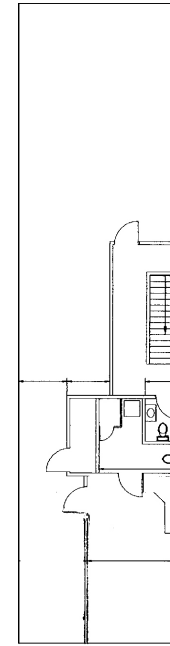
Floor Plans



1st Floor



2nd Floor



3rd Floor

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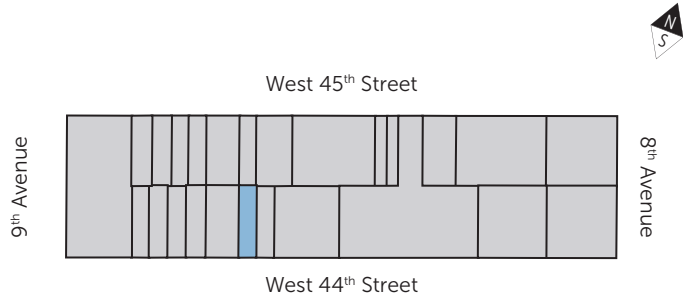
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Block | Lot | Lot Dimensions | Lot Sq. Ft.



The subject property is located on the West 44th Street, between 9th and 8th Avenue

Restaurant

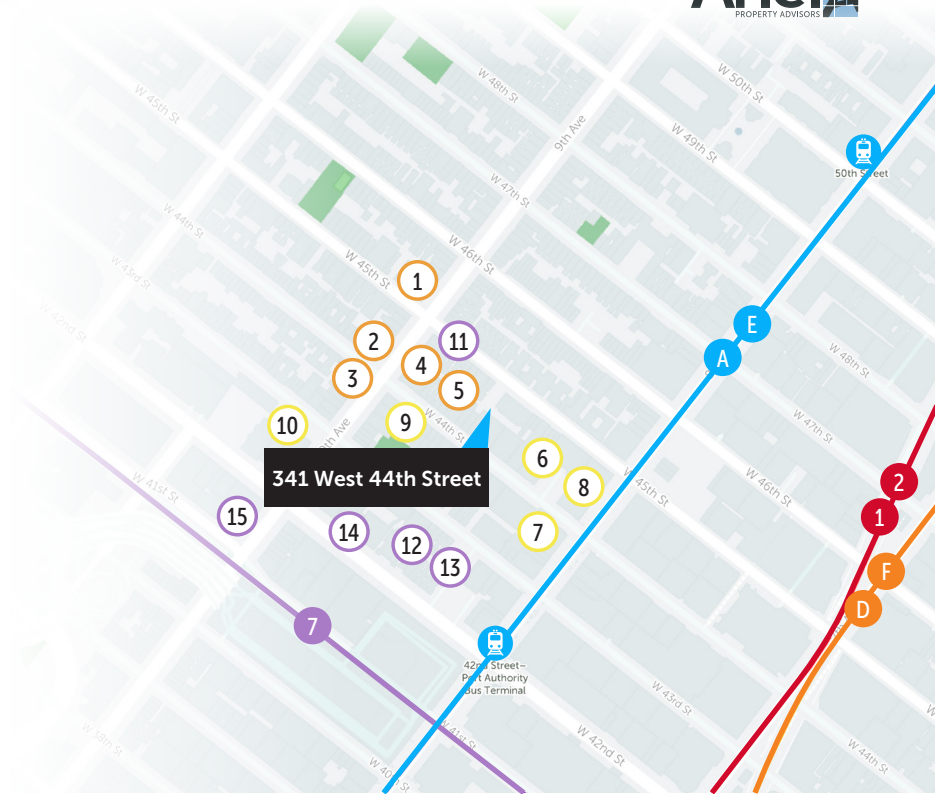
- 1 OBAO
- 2 La Pulperia
- 3 Mama Mia
- 4 Marseille
- 5 Napkin Burger

Bar/Jazz Club

- 6 Birdland Jazz Club
- 7 The Stinger Cocktail
- 8 Smith's Bar
- 9 The Brazen Tavern
- 10 Dalton's Bar & Grill

Coffee Shop

- 11 Gregorys Coffee
- 12 Vanilla Gorilla Cafe
- 13 St Kilda Coffee
- 14 The Grind
- 15 Starbucks



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