

154 Lexington Avenue (AKA 132 East 30th Street)

Murray Hill Corner Development Opportunity

FOR SALE

Cushman & Wakefield and JRT Realty Group Inc. have jointly been retained on an exclusive basis to arrange for the sale of a development site located at the southwest corner of Lexington Avenue and East 30th Street. The property features over 49' of frontage on Lexington Avenue and 80' of frontage on East 30th Street. Currently home to First Moravian Church of New York, this corner lot represents an opportunity for a buyer to develop the site to its maximum potential of 34,016± square feet provided that approximately 7,975± square feet of community facility space is returned to the church at no cost. The space which the church would occupy would be spread across the ground floor, second floor, cellar, and sub-cellar, as well as a two bedroom apartment on the third floor. Preliminary plans exist for an 11-story building. The property is located in a neighborhood where recently developed condo buildings such as 90 Lexington Avenue to the south and 325 Lexington Avenue to the north have achieved sellouts of over \$2,000 per square foot. The property sits at one of the most popular corners in Murray Hill, home to the only Dover Street Market in the United States, and the recently renovated Ramada East Hotel. Additionally, it is within two blocks of the 6 train stop at 28th Street and in close proximity to popular neighborhood eateries, such as Penelope and Vezzo. This is a rare opportunity to acquire a boutique corner development site in Murray Hill.

Property Information	
Block / Lot	885 / 71
Lot Size (Approx.)	49.33' x 80'
Lot Area (Approx.)	3,949
Existing Building Dimensions (Approx.)	49.33' x 80'
Existing Gross SF (Approx.)	3,949
Existing Stories	1 + Basement
Zoning	C6-2A
Community Facility FAR	6.50
Residential FAR	6.02
Residential BSF (Approx.)	28,897*
Total BSF W/ CF (Approx.)	34,016*
RE Assessment (17/18)	\$643,320 (Currently \$0)
RE Taxes (17/18)	\$67,639 (Currently \$0)

*7,670 SF of development rights from 152 Lexington Avenue

Asking Price : Submit Offers



Jodi Pulice
Founder & CEO - JRT Realty Group Inc.
(212) 445 1238
jodi.pulice@jrtherealty.com

John Ciraulo
Vice Chairman
(212) 660 7700
john.ciraulo@cushwake.com

Caroline Hannigan
Director
(212) 660 7708
caroline.hannigan@cushwake.com

Lou Magarelli
Associate
(212) 307 8167
lou.magarelli@cushwake.com