

ONE STORY COMMERCIAL BUILDING FOR SALE
PRIME USER/ DEVELOPMENT OPPORTUNITY
55 PITT STREET
NEW YORK, NEW YORK

Location: West side Pitt Street between Delancey and Rivington Streets

Block: 343

Lot: 66

Lot Size: 19' x 100' irr

Building Size: 2,122 Square Feet

Stories: One (1)

Buildable Sq Ft: 11,587

Air Rights: 9,465

Zoning: (FAR) R8A (5.4) with a bonus of 7.20 for inclusionary housing Height Limit 120'

Assessment: \$258,480 (22/23)

Taxes: (23/24) \$27,378.20

A 19' wide one story vacant building that is 100' deep. The site is zoned R8A which has a height limit of 120'. The zoning allows for a 100% residential building to be built, or a mixed-use building. The commercial space would can be grand fathered into the new property.

The site's size allows a developer to build numerous apartments with great sunlight and views. The site is on the same block as the River Ridge Condos and 206-210 Delancey Street which is a twelve story luxury condo apartment building.

The property is close to all modes of transportation and fine retail stores on Delancey and Clinton Streets.

ASKING PRICE: \$2,900,000 or \$251 per Buildable Square Feet
For Further Information or Inspection,