

FOR SALE

338-342 West 53rd Street, New York, NY 10019

Prime Hell's Kitchen Assemblage

Denham Wolf Real Estate Services, as the **exclusive agent**, is pleased to present a unique acquisition opportunity—a vacant three-building property arranged around a large central courtyard. The property is significantly underdeveloped and is waiting for a buyer's personal touch or a more substantial redevelopment.



Former Church, Rectory, and Parish House

INVESTMENT HIGHLIGHTS

- Vacant possession
- Charming and popular residential neighborhood
- 80 feet of frontage along West 53rd Street with curb-cut
- 70' x 34' column-free space with 22' ceilings
- Approximately 19,010 SF of excess development rights
- Recently approved ZRD1 allows for the redevelopment of rectory and parish house while retaining existing church for adaptive reuse
- Nearby major Manhattan attractions
- One of only a few streets in Hell's Kitchen with a commercial zoning district overlay
- Unique opportunity for a religious organization, educational institution, mixed-use developer, or performing arts organization

The property, on the border of Midtown West and Hell's Kitchen, is situated a few short blocks away from Central Park and Midtown's many other landmarks such as The Hearst Tower, the new Deutsche Bank Center, and Nordstrom Department Store. Major tourist attractions include Broadway, MoMA, the Museum of Arts and Design as well as some of the City's most beloved Michelin-starred restaurants.



The Italianate-style Red Brick pedimented Church, constructed in 1869 by RC McLane, has a fascinating history and boasts a column free sanctuary space with 22' high ceilings. The rectory is a mid-20th Century addition in the "Mission" style.

The three buildings total approximately 18,144 SF and present a prime opportunity for an owner-user to update the spaces or a developer to undertake a unique adaptive reuse project incorporating significant unused development rights.

For additional information and access to the virtual deal room please contact exclusive broker:

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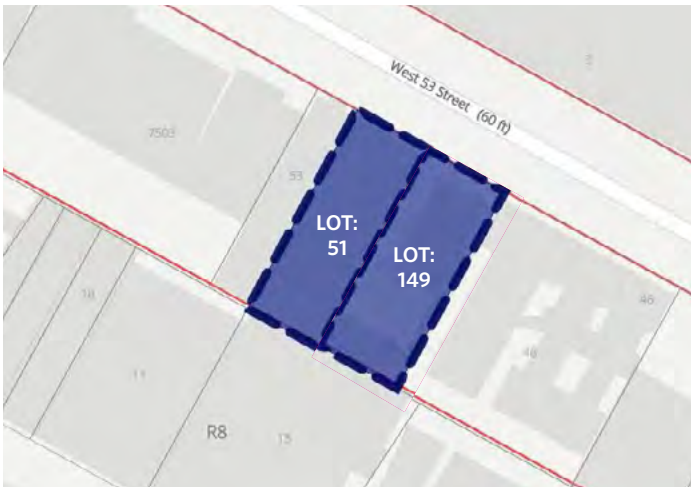
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PROPERTY DESCRIPTION

The three buildings, with 80 feet of frontage on West 53rd Street, are offered with vacant possession. The church complex, built between 1869 and 1964, comprises a dramatic two-story former church, a three-story rectory, and a three-story parish house. The Rectory and Parish House both feature a full basement, with the Church benefiting from a partial basement. Currently, all three buildings are interconnected on the second level.

The property is comprised of two tax lots arranged over a single zoning lot.

TAX MAP



PROPERTY SNAPSHOT

	CHURCH	RECTORY & PARISH HOUSE	TOTAL
ADDRESS	342 W 53rd St	338 W 53rd St	
LOCATION	South side of W 53rd St	South side of W 53rd St	
BLOCK/LOT	1043/51	1043/149	
LOT DIMENSIONS	40' x 100.42'	40' x 100.42'	
LOT AREA SF	4,017 SF	4,017 SF	8,034 SF
FRONTAGE	40' along W 53rd St	40' along W 53rd St	80'
YEAR BUILT	1869	1898-1964	
NUMBER OF FLOORS	Two (plus balcony)	Three	
CEILING HEIGHTS	8'3" - 22'4"	8'6" - 8'10"	

FLOOR AREA SUMMARY

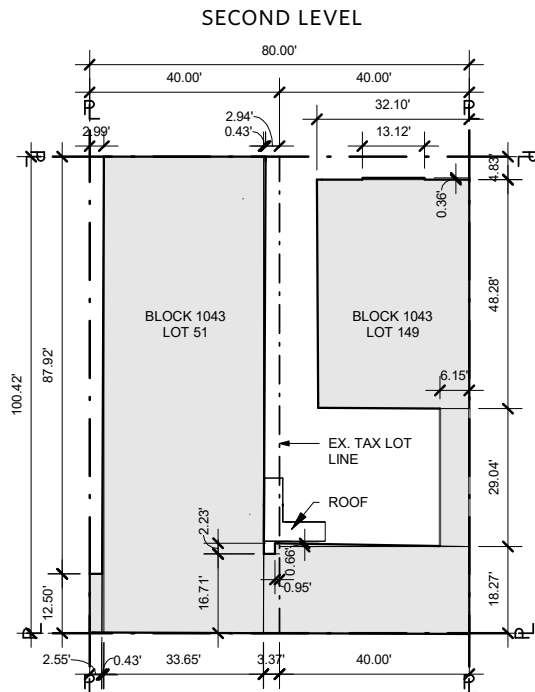
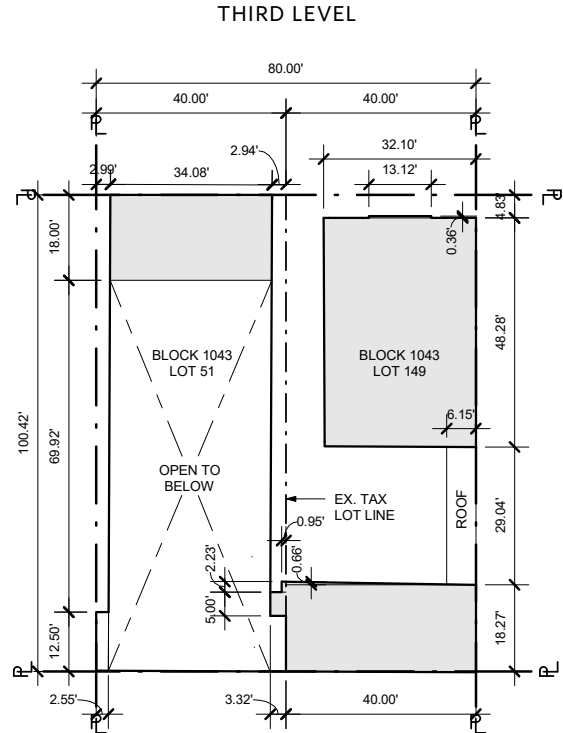
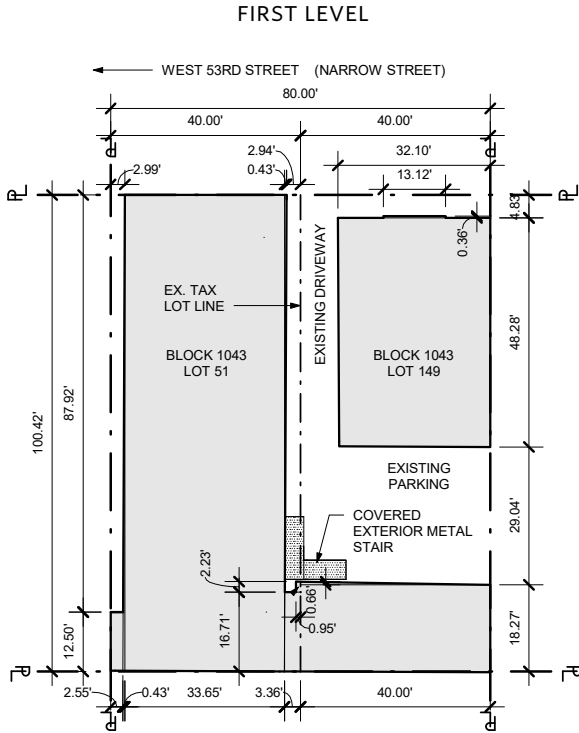
	CHURCH	RECTORY & PARISH HOUSE	TOTAL
ABOVE GRADE SF	7,656	7,075	14,731
BELOW GRADE SF (ESTIMATED)	1,116	2,299	3,415
TOTAL SF	8,772	9,374	18,146

ZONING SUMMARY

ZONING	R8/CL/C1-5	
RESIDENTIAL / C. FACILITY FAR	4.20	
COMMERCIAL FAR	2.0	

SCENARIOS	BASE	ZRD1: APPROVAL 11/29/2021
TOTAL ZFA	33,741	24,993
POTENTIAL EXCESS DEV. RTS.	19,010	8,758

EXISTING BUILDINGS



FLOOR AREAS (SQURE FEET)



FLOOR	CHURCH	RECTORY	PARISH HOUSE	TOTAL
3	632	1,555	744	2,931
2	3,512	1,733	744	5,989
1	3,512	1,555	744	5,811
SUBTOTAL	7,656	4,843	2,232	14,731
C	1,116	1,555	744	3,415
TOTAL	8,772	6,398	2,976	18,146

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, existing and buildable square footages, and uses must be independently verified. The prospective buyer should carefully verify all information contained herein. © 2021 Denham Wolf

EXISTING BUILDINGS



Church—Front Elevation, North



Rectory—Front Elevation, North



Parish House - Front Elevation, North



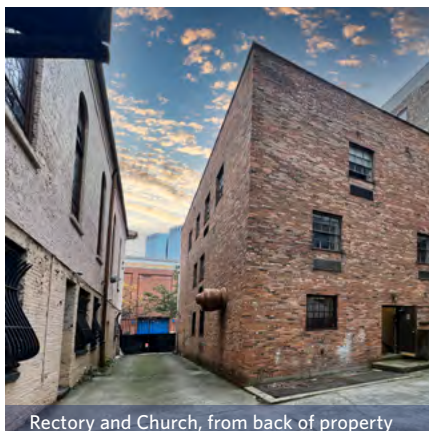
Church—Porch



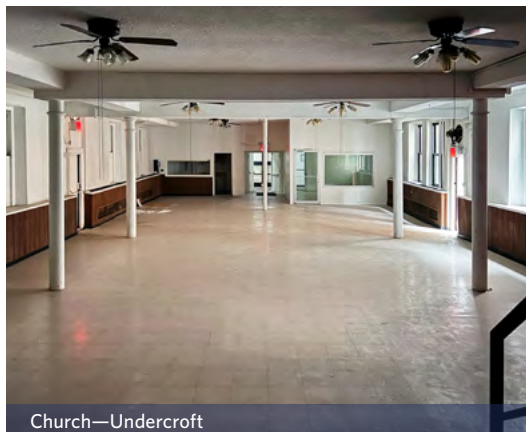
Church—Balcony Lobby



Church—Sanctuary (from Altar)



Rectory and Church, from back of property



Church—Undercroft



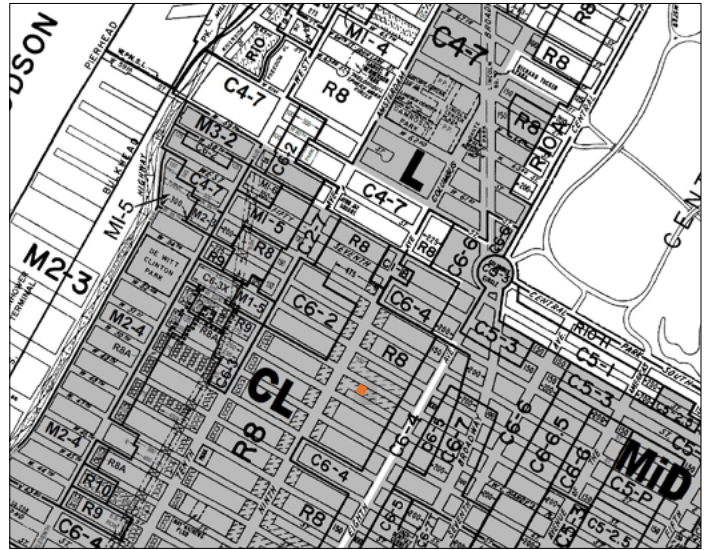
Church—Sanctuary (from Balcony)

ZONING OVERVIEW

338-342 West 53rd Street lies within Manhattan Community District 4, in an R8 residential zone with a C1-5 commercial overlay. The local zoning is adjusted by the "Special Clinton District" ("CL") regulations which modify the zoning provisions and regulations to preserve and strengthen the residential character of the area. The FAR in R8 districts is of 4.20 for either residential or community facility and the FAR in C1-5 district is 2.00 for commercial.

The property is not within a Mandatory Inclusionary Housing Program Area.

A summary of zoning scenarios based on an initial zoning analysis is included in the table below:



PRELIMINARY ZONING ANALYSIS

SCENARIO	EXISTING		BASE		ZRD1 APPROVAL: 11/29/2021 (CHURCH TO REMAIN)	
	FAR	FLOOR AREA	FAR	FLOOR AREA	FAR	FLOOR AREA
RESIDENTIAL	1.83	14,731	4.2	33,741	3.11	24,993
COMMUNITY FACILITY			4.2	33,741	3.11	24,993
COMMERCIAL			2.0	16,067	2.0	16,067

REDEVELOPMENT OPPORTUNITY

A ZRD1 approval dated 11/29/2021 confirmed that if the rectory and parish house are demolished their building footprint may be reconfigured to support development of a new residential building totaling 17,360 SF. This assumes the church and rear fire escape stair remain.

The proposed re-development would create a combined 24,993 SF of above-grade building area and 8,758 SF of excess development rights which may be suitable for incorporating within the existing Church or sold to a receiving site.

Preliminary analysis by PBDW Architects indicates that a maximum FAR of 4.20 is permissible for Residential, Community Facility, and Mixed Use incorporating up to an FAR of 2.00 for Commercial, which could deliver 33,741 SF.

REDEVELOPMENT OPPORTUNITY

BASE

Based on a preliminary zoning analysis the maximum floor area that is permitted on the zoning lot is 33,741 SF as of right.

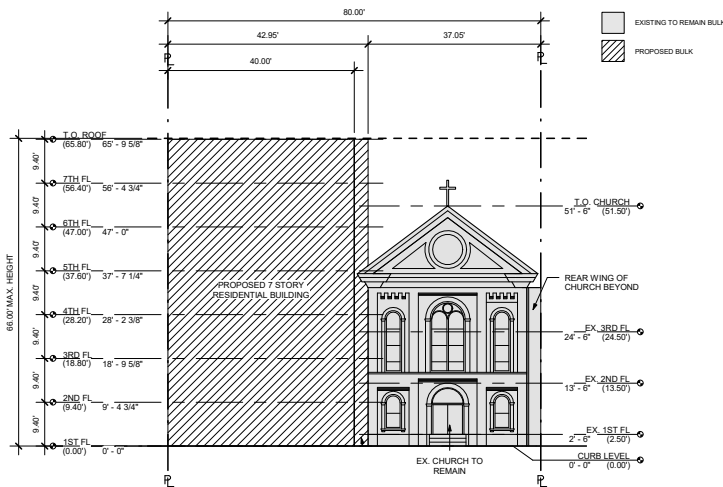
ZRD1 APPROVAL: 11/29/2021

The following plans and proposed redevelopment configuration, prepared by PBDW Architects, indicate the potential future development scenario that **retains the existing church**:

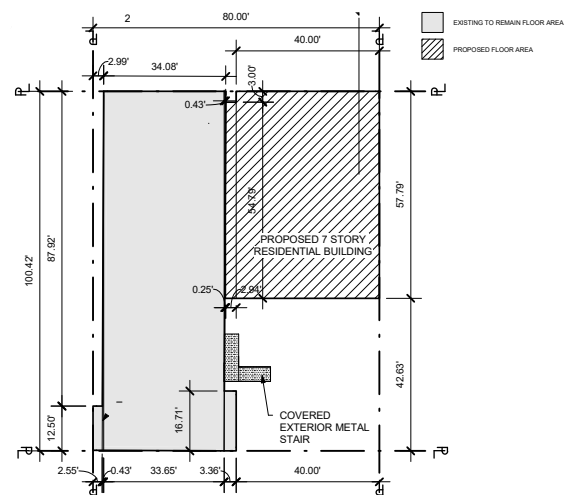
ZRD1 APPROVAL: 11/29/2021 (SF)				
FLOOR	NEW BUILDING HEIGHT	NEW RESIDENTIAL	EXISTING (2) COMMUNITY	TOTAL
7	9.40	2,480	0	2,480
6	9.40	2,480	0	2,480
5	9.40	2,480	0	2,480
4	9.40	2,480	0	2,480
3	9.40	2,480	613	3,093
2	9.40	2,480	3,510	5,990
1	9.40	2,480	3,510	5,990
TOTAL ABOVE GRADE	65.80	17,360	7,633	24,993
C	9.25	2,480	1,116	3,596 (1)
TOTAL	75.05	19,840	8,749	28,589

(1) Cellar Floor Areas subject to verification. (2) Church floor heights as existing.

PROPOSED ELEVATION - ZRD1 APPROVAL: 11/29/21



PROPOSED FIRST LEVEL - ZRD1 APPROVAL: 11/29/21



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