

**FOR SALE**

**424 West 44th Street, New York, NY 10036**

40-Foot-Wide Community Facility in Hell's Kitchen

Denham Wolf Real Estate Services, as **exclusive agent**, is pleased to present the opportunity to purchase a vacant, architecturally unique, 10,145 SF building most recently used as a column-free performing arts space and administrative headquarters. The property presents a prime opportunity for an owner-user or a developer.

## Prime Hell's Kitchen Opportunity

This three-story former community facility is located in Hell's Kitchen, a few blocks from the major commercial areas of Midtown West and Hudson Yards. The vacant property is a short walk from major Manhattan attractions, including the Broadway Theatre District and Times Square. The maximum FAR for the property, as either a residential or community facility, is 4.20, equating to 8,171 SF of additional development rights and a gross building area of 16,871 SF buildable as-of-right.

### INVESTMENT HIGHLIGHTS

- Delivered fully vacant
- Column-free performance space
- 8,171 SF of excess development rights
- Located between the Theater District & Hudson Yards
- Nearby numerous transportation options
- Neighborhood character protected by the Clinton Preservation District



**ASKING PRICE: \$9,450,000**

**VIRTUAL TOUR**

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

**DENHAM  
WOLF**

CAMERON TUTTLE | [ctuttle@denhamwolf.com](mailto:ctuttle@denhamwolf.com) | +1 646 307 4546

KATE HROBSKY | [khrobsky@denhamwolf.com](mailto:khrobsky@denhamwolf.com) | +1 646 814 8856

CHRISTOPHER D. TURNER, MRICS | [cturner@denhamwolf.com](mailto:cturner@denhamwolf.com) | +1 212 629 7013

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## PROPERTY DESCRIPTION

The Property is prominently positioned approximately 340 feet west of Ninth Avenue on the south side of West 44th Street, with 40 feet of frontage. The improvements comprise a voluminous building that has served as the home for a nonprofit organization that provides numerous services to New York's performing arts industry.

424 West 44th Street was built in 1910 in the Gothic Revival style. It is three stories tall with a partial lower level. There are several offices, a library, and a large multi-purpose room on the ground floor which can be accessed from the street via six steps. Two staircases in the entryway provide access to the second floor with additional offices and a double-height column-free performance space (with an up-to-date Place of Assembly certificate). A staircase on the eastern side of the second floor leads to the upper levels, including the roof. The third floor has a kitchen, offices, and studies for visiting playwrights, and the roof has been renovated to create a roof deck area with a large covered storage area.

### TAX MAP



## PROPERTY SNAPSHOT

ADDRESS	424 West 44th St, New York, NY 10036
LOCATION	Mid-block on the south side of West 44th Street between 9th & 10th Avenues.
BLOCK/LOT	1053-/45
LOT DIMENSIONS	40' x 100.42'
LOT AREA SF	4,017 SF (rectangular)
FRONTAGE	40' along the south side of West 44 <sup>th</sup> Street
YEAR BUILT	1910
NUMBER OF FLOORS	Three plus partial lower level
CURRENT USE	Rehearsal/performing space, offices, meeting space, and a library.

## ESTIMATED FLOOR AREA SUMMARY

FLOOR	SIZE (SF)	CEILING HEIGHT
3 <sup>RD</sup>	1,665	9'0"
2 <sup>ND</sup>	3,586	9'0"-21'8"
1 <sup>ST</sup>	3,449	10'8"
<b>SUBTOTAL</b>	<b>8,700</b>	-
LOWER LEVEL	1,445	-
<b>TOTAL SF</b>	<b>10,145</b>	-

## ZONING SUMMARY

ZONING	R8, CL (Special Clinton District)
RESIDENTIAL / C. FACILITY FAR	4.20
MAX ZFA	16,871 SF
BUILDING GROSS AREA	8,700 SF
POTENTIAL EXCESS DEV. RTS.	8,171 SF

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