

FOR
SALE

REDEVELOPMENT IN HEART OF HELL'S KITCHEN

Four Townhouses, 407-413 West 46th Street, New York, NY 10036

Denham Wolf Real Estate Services, as exclusive agent, is pleased to present the opportunity to acquire 407-413 West 46th Street, a vacant property on a charming block in the Clinton Preservation area, a short distance from New York's Theater District.

Located in the heart of Hell's Kitchen, 407-413 West 46th Street is situated just one block west of the Midtown Manhattan core while benefitting from its position on a quiet, tree-lined neighborhood street.

The property, including four townhouses, a large courtyard and a separate ancillary building, is significantly underdeveloped and offers something for developers and owner-users.



INVESTMENT HIGHLIGHTS

- Versatile Redevelopment Opportunity
- Charming & Popular Residential Market
- Location Between the Theater District and Hudson Yards Offers the Best of Both Worlds
- Neighborhood Character Protected by the Clinton Preservation District
- Reinvigorated Neighborhood
- Near to Major Manhattan Attractions
- Excellent Transportation



ASKING PRICE: \$21,000,000

FOR ADDITIONAL MATERIALS AND ACCESS TO THE VIRTUAL DEAL ROOM PLEASE CONTACT:

Christopher D. Turner | cturner@denhamwolf.com | 212.736.6777 x 227
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DENHAM
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Property Description

The Property is prominently positioned between Ninth and Tenth Avenues and offered with vacant possession. The improvements comprise two separate buildings that contain a range of classrooms, offices, meeting and function rooms as well as a large double height multi-purpose room. The Main Building is comprised of four interconnected former townhouses fronting West 46th Street with a large courtyard to the rear. The smaller Rear Building is detached from the Main Building and positioned on the northern-most boundary of the lot. The five-story townhouses were built in approximately 1850, with an enclosed gymnasium on the top floor, stretching across three of the townhouses, as well as a full unfinished basement.

Redevelopment Opportunity

Preliminary analysis indicates that an As-of-Right FAR of 4.20 is permissible. This equates to 15,241 square feet of additional development rights and a gross building area of 33,772 square feet.



PROPERTY SNAPSHOT

| | | | |
|--------------------|---|----------------|--------|
| Address | 407-413 West 46th Street, New York, NY 10036 | | |
| Location | The subject property is mid-block on the north side of West 46th Street and is 100 feet west of Ninth Avenue. | | |
| Block/Lot | 1056/27 | | |
| Zoning | R8, CL (Special Clinton District) | | |
| Lot Dimensions | 75' x 120' (generally rectangular) | | |
| Lot Area | 8,041 SF | | |
| Frontage | 75' on West 46th Street | | |
| Year Built | 1850 | | |
| Number of Floors | Five plus Full Basement | | |
| Floor Area Summary | Main Building | North Building | Total |
| Above Grade | 16,164 | 2,337 | 18,501 |
| Below Grade | 3,420 | 0 | 3,420 |
| Total | 19,584 | 2,337 | 21,921 |

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