

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
Lots:	66
Lot Size:	19' x 100' irr
Lot & Building Sq Ft:	2,122
Zoning: (FAR)	R8A (5.4) with a bonus of 7.20 for inclusionary housing Height Limit 120'
Total Buildable Square Feet:	11,587
Total Available Air Rights:	9,465
Total Assessment:	\$258,480 (22/23)
Real Estate Taxes:	\$27,517.80

Description: 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: \$4,500,000 or \$388 per Buildable Square Feet
For Further Information or Inspection, Please Contact Sales Agent:
Kervin Vales (212) 396-8244



