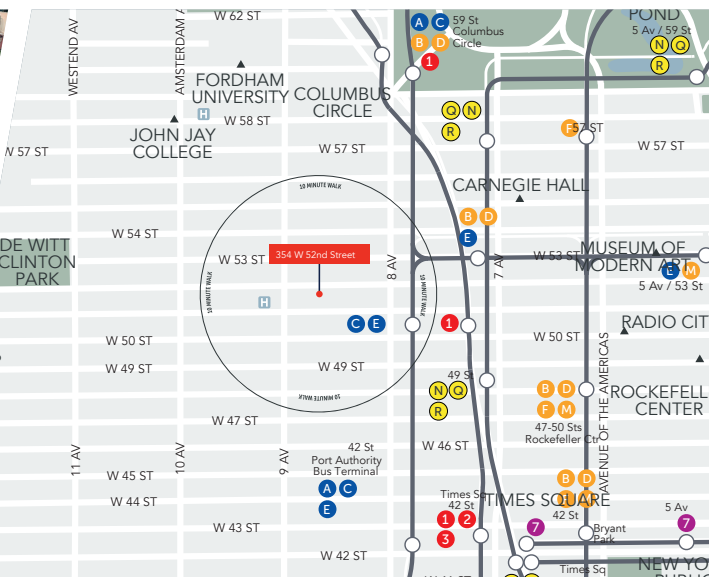
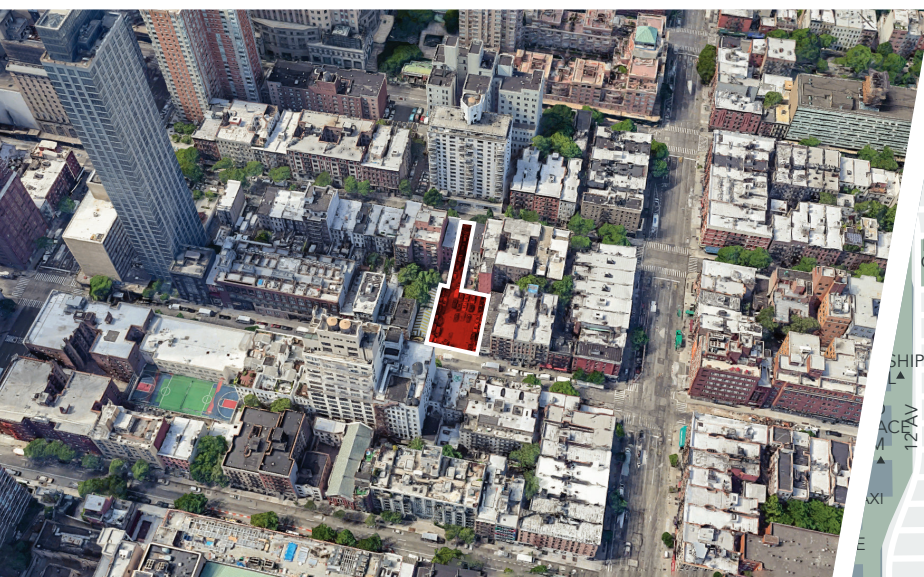


# 354 WEST 52<sup>ND</sup> STREET, NEW YORK, NY 10019



## BLOCK-THRU DEVELOPMENT SITE NEAR THEATRE DISTRICT

354 West 52nd Street is a block-thru lot with 75 feet of frontage on 52nd street and 25 feet of frontage on 51st street.

The lot is currently used as a parking lot and is zoned R8. Its underlying zoning allows for 57,189 SF of development rights. However, due to the **Special Clinton District zoning**, a special permit or variance would be required to build over  $\pm 40,000$  square feet.

The location benefits from having the theatre district to the east and the new Hudson Yards to the south. The area itself, is quiet residential and walking distance to a myriad of restaurants and bars, fit for every budget and occasion.

**$\pm 9,500$  SQ. FT.**

Lot Size

**$\pm 40,000$  SQ. FT.**

Buildable Sq. Ft.

**R8, CL**

Zoning

**75' X 201' IRR**

Lot Dimensions

## Building Overview

Address	354 West 52nd Street
Location	Between 8th and 9th Avenue
Block/Lot	1042 / 54
Lot Dimensions	75' x 201' IRR
Lot Size	$\pm 9,500$ Sq. Ft.
Buildable Sq. Ft.	$\pm 40,000$ Sq. Ft.
Zoning	R8
Special Zoning	Special Clinton District
Special Clinton District Limit FAR	4.20
Residential FAR	6.02
Community Facility FAR	6.50
Max # of Dwelling Units	56
Real Estate Taxes (2020-2021)	\$131,770

## SUBMIT OFFERS

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No representation is made by HKS or the Owners as to the accuracy or completeness of the information contained herein. Prospective buyers should consult their own attorneys, accountants, and professional service providers as needed.

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