

34 West 36th Street, New York, NY 10018

6-Story, Mixed-Use Commercial-Office Building located in Midtown South | **FOR SALE**



- 6-story, 11,280 square-foot, elevator building located between 5th and 6th Avenues in Midtown South
- Master lease expires in December 2024, allowing for added-value repositioning or owner-user opportunity
- Open floor layouts allowing for flexible use
- Nearby attractions include Penn Station, Madison Square Garden, Empire State Building and Bryant Park
- Numerous transportation options for commuters with access to the LIRR, Amtrack, and 1,2,3,B,D,F,M,N,Q,R,W Subway lines
- 8,470 square feet of available air rights

Block / Lot	837 / 65
Lot Dimensions	20' x 98.75'
Lot Sq. Ft.	1,975
Building Dimensions	20' x 94'
Stories	6
Building Sq. Ft.	11,280
Zoning	M1-6
FAR	10.00
Buildable Sq. Ft.	19,750
Air Rights Sq. Ft.	8,470
Tax Class	4
Assessment (23/24)	\$1,498,230
Real Estate Taxes (23/24)	\$158,693

*All square footage/buildable area calculations are approximate

Asking Price: \$8,250,000 | \$731 / \$/SF

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837 Block | **65** Lot | **20' x 98.75'** Lot Dimensions | **1,975** Lot Sq. Ft.



Located on the south side of West 36th Street, between 6th Avenue and 5th Avenue

Asking Price: \$8,250,000 | **\$731 / \$/SF**



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For More Information Contact Our Exclusive Sales
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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 the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. May 21, 2024 3:16 pm