

Scheffell Hall

190 Third Avenue, New York, NY 10003

Vacant, Historic 4-Story Building with Air Rights
| FOR SALE



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➤ Known as Scheffel Hall, this landmarked former beer garden was built in 1894-1895.

- The property is currently a 4-story + basement mixed-use building with impressive historical detail throughout.
- Rare example of German Renaissance Revival style with terra-cotta cladding.
- With ceiling heights reaching as high as 20', the ground floor is fully built to the end of the lot and can accommodate a wide variety of uses.
- Past uses include a renowned German beer garden & restaurant, a jazz club, and, more recently, a pilates studio.
- Ideal repositioning opportunity for owner-users, restaurateurs, artists, non-profits or developers.
- C1-9 / R10 equivalent zoning provides approximately 17,020 BSF of air rights.

Block / Lot	873 / 34
Lot Dimensions	23' x 100'
Lot Sq. Ft.	2,300
Building Dimensions	23' x 100'
Stories	4
Below Grade SF	2,300
Above Grade SF	5,980
Building Sq. Ft.	8,280
Zoning	C1-9 / R10
FAR	10.00
Buildable Area	23,000
Air Rights Sq. Ft. (Approx.)	17,020
Tax Class	4
Assessment (23/24)	\$961,650
Real Estate Taxes (23/24)	\$102,377

* All square footage/buildable area calculations are approximate and should be independently verified

Ownership Requests Proposals

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Centrally located in Gramercy near Union Square and the 4, 5, 6, L, N, R, Q, W subway lines.

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.ny

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For Financing Information:

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