

# 403-407 E 60<sup>TH</sup> STREET NEW YORK, NY 10065

Between York & First Avenues

**HELLER**  
ORGANIZATION  
Exclusive Agents



## PARKING GARAGE/ DEVELOPMENT SITE FOR SALE

**BLOCK/LOT** 1455/5

**ZONING** C6-3 (R-9)

**LOT SIZE** 75' x 100'

<b>FAR</b> Residential 7.52	56,633 bsf
Community Facility 10.0	75,312 bsf
Commercial 4.0	45,187 bsf

**2021/2022 RE TAX** \$230,317

**CURRENT INCOME** \$1,500,000 (est)

**CURRENT EXPENSES** 1,000,000 (est)

**CURRENT NOI (ESTIMATED)** \$500,000

## PROPERTY DESCRIPTION

- Existing above grade 6-story public parking garage built in 1929, licensed for 175 cars with two car lifts, 12' ceiling heights, 75'
- Built 40,667 sf with an additional 15,966 sf of resi buildable available, 56,633sf, total, as of right; can built up to 75,312 sf in a mixed use resi, CF/Commercial building, as of right
- Currently owner operated, will be delivered unencumbered by any leasehold or management agreement in-place
- Located one block west of the East River directly North of the 59th Bridge and adjacent to an existing corner public plaza to the West affording dramatic open south and west skyline and river views providing tremendous air/light

**OFFERED AT \$35,000,000**

LOU MOSKOWITZ · SCOTT HELLER · ADAM HELLER  
lou@hellerorg.com | 917.671.6844

**HELLER**  
ORGANIZATION