

# BANKRUPTCY SALE

343 WEST 47<sup>TH</sup> STREET, MANHATTAN, NY



## MID-CONSTRUCTION CONDO BUILDING

Prime Hell's Kitchen Location Between 8th and 9th Avenues

5 Minute Walk to Times Square



**NORTHGATE**  
REAL ESTATE GROUP





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RENDERING



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## PROPERTY OVERVIEW



# PROPERTY DETAILS

## PROPERTY SNAPSHOT

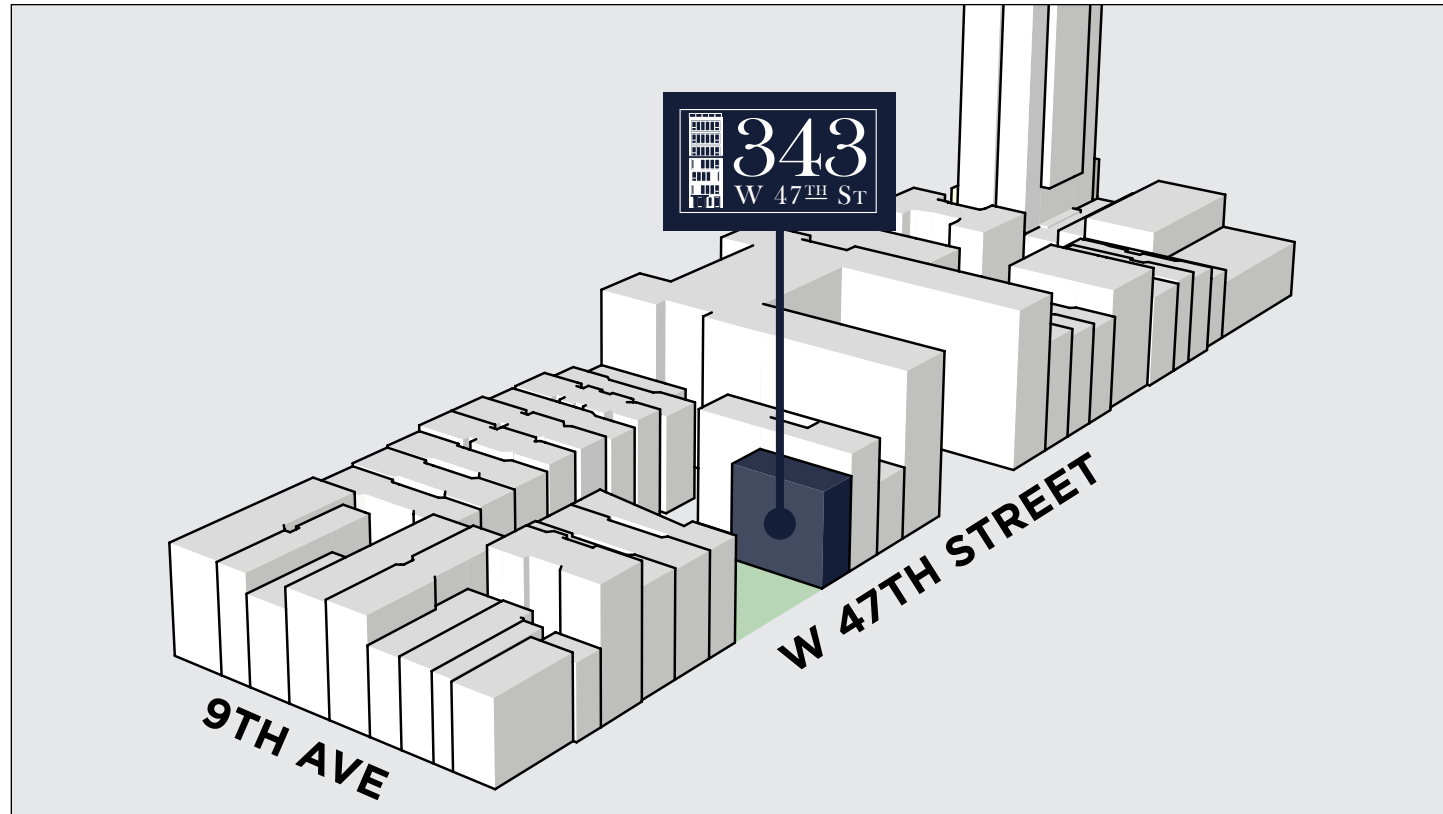
- Mid-construction 9,800 SF multifamily development on a 2,526± SF lot
- 25 feet of frontage along West 47th Street
- Proposed 6-story, elevator building with 6 residential units
- Plans consist of four 2 bed/2 bath residential units, a 2 bed/2 bath penthouse with a private rooftop area, and a ground floor 2 bed/2 bath duplex
- Two blocks to Times Square and the Theater District
- Four blocks to the 50th St (and 8th Ave) Station (A, C, E) and five blocks to the 50th St (and Broadway) Station (1, 2) and five blocks to the 49th Street Station (N, Q, R, W)

**SEEKING SALE, REFINANCE, OR JOINT VENTURE  
BUDGET AND FINANCIALS AVAILABLE UPON REQUEST**

**343 West 47th Street, New York, NY 10036**

Borough	Manhattan
Neighborhood	Hell's Kitchen
Block / Lot	1038 / 11
Zoning	R8
Planned Stories	6
Elevator	Yes
Lot Area	5,272 SF
Lot Dimension	25 ft x 100 ft
Frontage	25 Feet
FAR	6.02
Gross Building Area	9,800 SF
Planned Residential Units	6
Year Built	1920





## PROPOSED SUBJECT UNIT MIX

Unit Type	Unit Count	Average Unit Size (SF)	Average Room Size	Average Rooms/Unit
2-BR	4	1,350	338 SF	4.0
2-BR Penthouse	1	1,350	270 SF	5.0
2-BR Duplex	1	2,150	358 SF	6.0
<b>Total</b>	<b>6</b>	<b>9,800 SF</b>		

## TAX MAP



## ZONING MAP





# CENTRAL PARK

Columbus Circle  
1 2 A B C D

57th Street Station  
N Q R W

57th Street Station  
F

# MIDTOWN

# ROCKEFELLER CENTER

47-50 Sts-Rockefeller Ctr  
B D F M

7th Avenue Station  
B D E

49th Street Station  
N Q R W

50th Street Station  
1 2

42 St-Bryant Park  
B D F M

5th Avenue Station  
7

# TIMES SQUARE/ THEATER DISTRICT

50th Street Station  
A C E

42nd Street Station  
1 2 3 7 S  
N Q R W

# BRYANT PARK

343  
W 47<sup>TH</sup> ST

# HELL'S KITCHEN

10th Avenue

47th Street

9th Avenue

8th Avenue

42nd Street

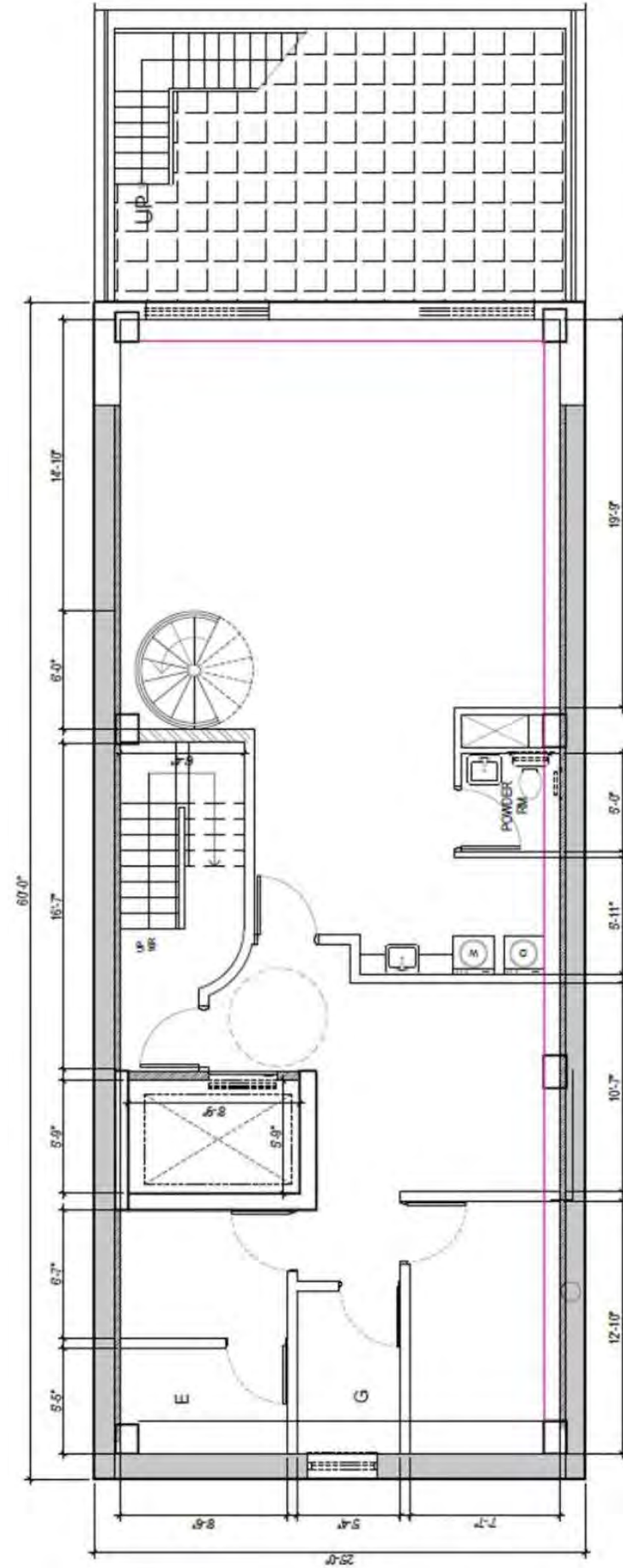




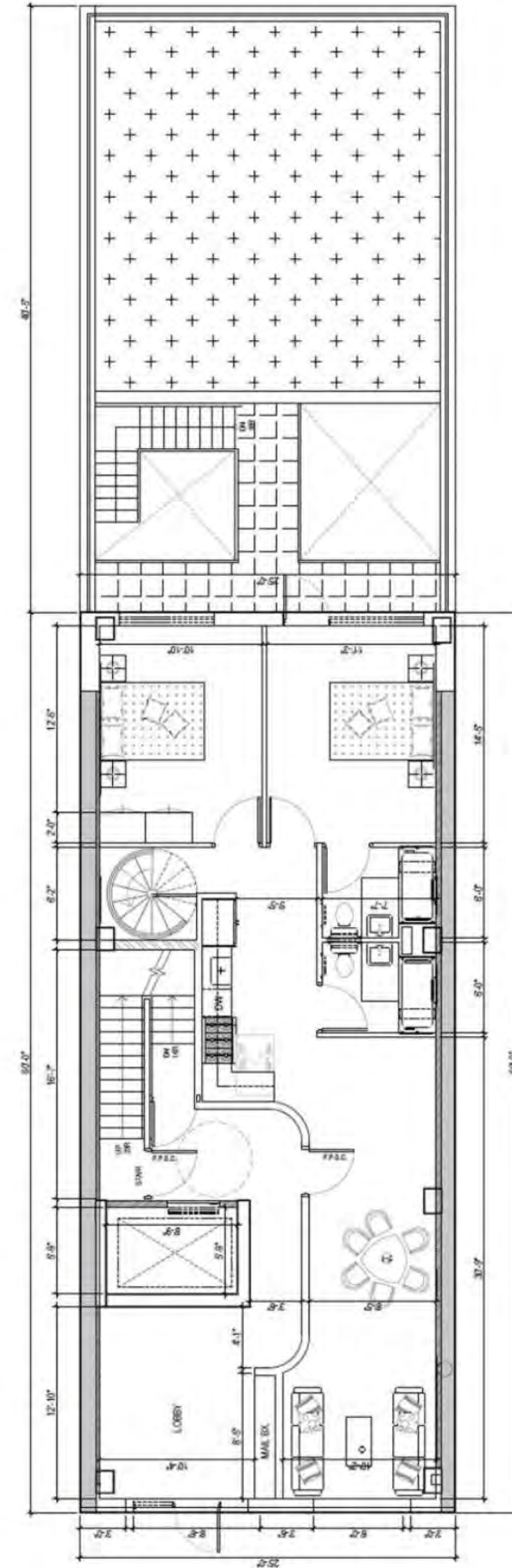
## PROPOSED FLOOR PLANS



# Proposed Cellar Floor Plan

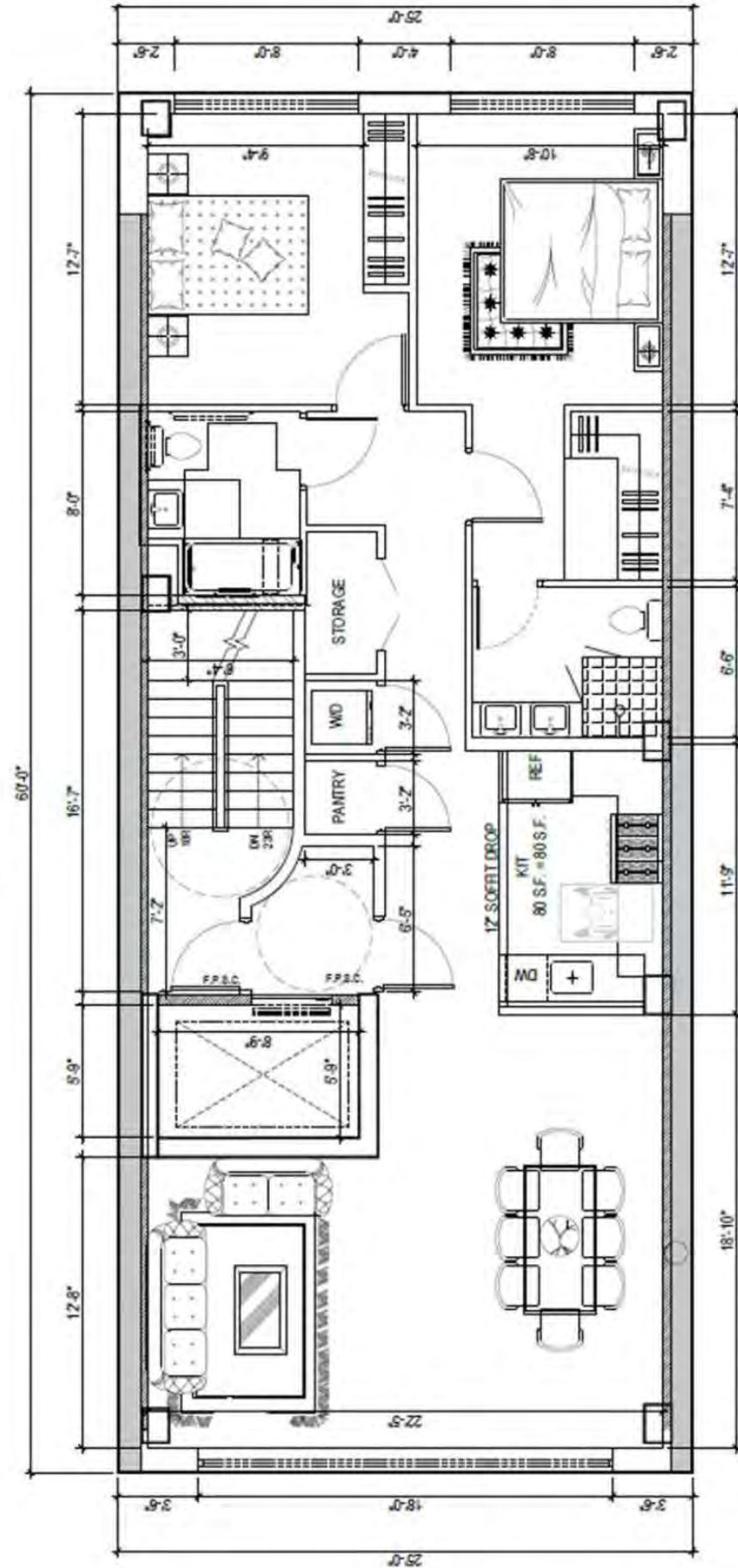


# Proposed 1st Floor Plan

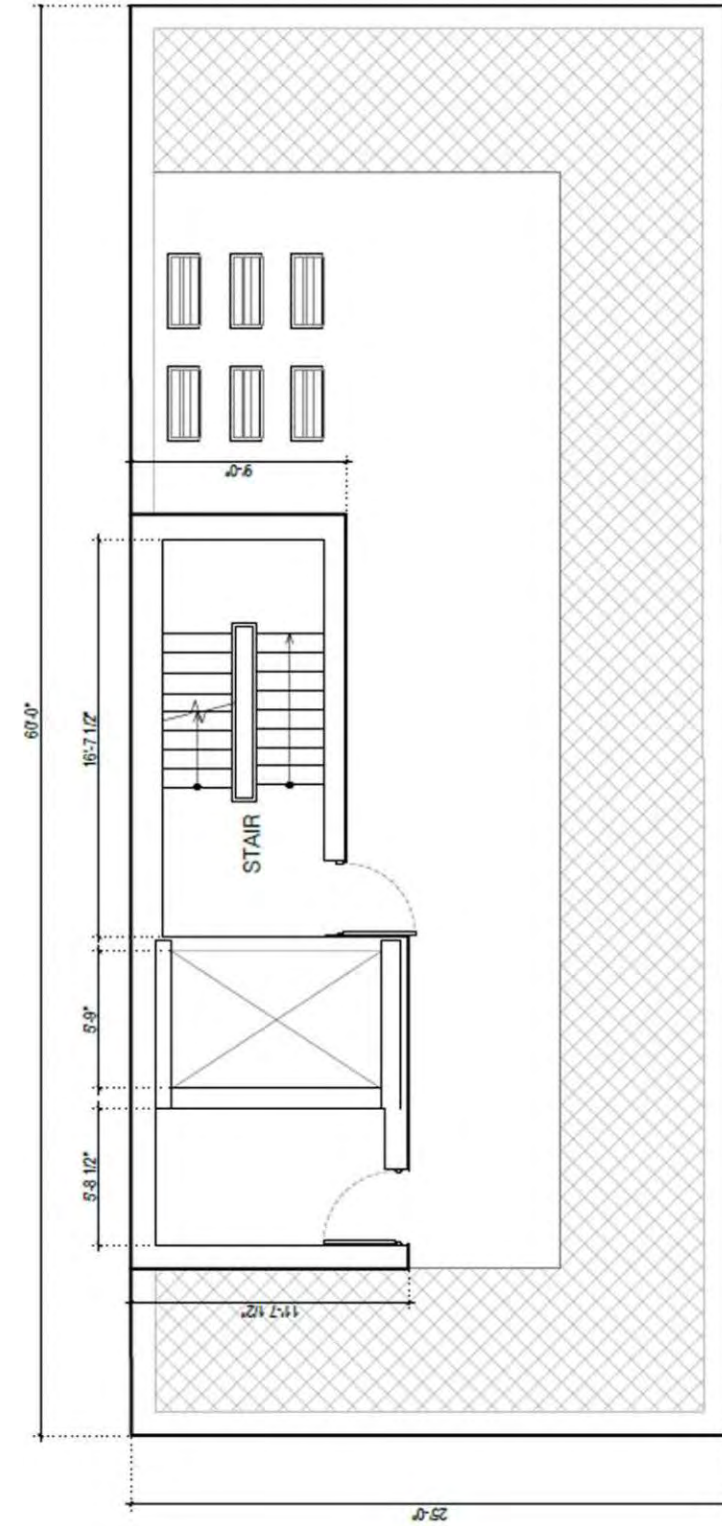




# Proposed 2nd-6th Floor Plan



# Proposed Roof







## AREA OVERVIEW



**ARO LUXURY APARTMENTS**  
426 units; 62 stories

**PARAMOUNT PLAZA**

**EDITION HOTEL**

**WORLDWIDE PLAZA**  
825 Eighth Avenue

**MORGAN STANLEY GLOBAL HEADQUARTERS**

**W NEW YORK**

**NEW YORK MARRIOTT MARQUIS**

**CITIZEN M HOTEL**

**TIMES SQUARE**

**50 St Subway - Entrance**  
A C E

**343**  
W 47<sup>TH</sup> ST

**HELL'S KITCHEN**

W 51st St

W 50th St

W 49th St

9th Avenue

W 48th St

W 47th St

W 46th St

W 45th St

8th Avenue



## AREA PROFILE - HELL'S KITCHEN

Hell's Kitchen, historically defined as stretching from Eighth Avenue to the Hudson River and roughly from 34th to 59th Streets, has been undergoing rapid gentrification in recent years. New buildings are going up, and older ones are being converted to high-end residences. The development of Hudson Yards and the High Line just to its south and the addition of the Time Warner Center on its northeast border have spurred growth.

The area is also increasingly gaining a reputation as a popular dining neighborhood. Ninth Avenue is known for its rows of ethnic restaurants across a variety of cuisines. In Hell's Kitchen, being so close to water provides a convenient escape to beautiful scenery. Traveling down the piers and docks of the Hudson River offers impressive views of the skyline. Residents also enjoy a beautiful park along the West Side Highway, complete with paths and grassy knolls.

### IN THE NEIGHBORHOOD

- Kochi
- Mari
- Marseille
- Three Roosters
- Lumlum
- Rice X Beans
- Sushi of Gari 46

### NEED TO KNOW

#### Commute Times

- 15 minute walk to Byrant Park
- 15 minute walk to Penn Station
- 20 minute walk to Columbus Circle
- 20 minute walk to Grand Central
- 30 minute drive to Wall Street
- 30 minute drive to Newark International Airport





**Restaurants & Bars**

- 1. Mom's Kitchen and Bar
- 2. LumLum
- 3. Amarone Scarlatto
- 4. Amy's Bread
- 5. Bird & Branch
- 6. Restaurant Row
- 7. Marseille
- 8. Shake Shack
- 9. Carmine's Italian
- 10. The Blue Dog
- 11. Ippudo Westside
- 12. Los Tacos No.1
- 13. The Marshal

**Theaters**

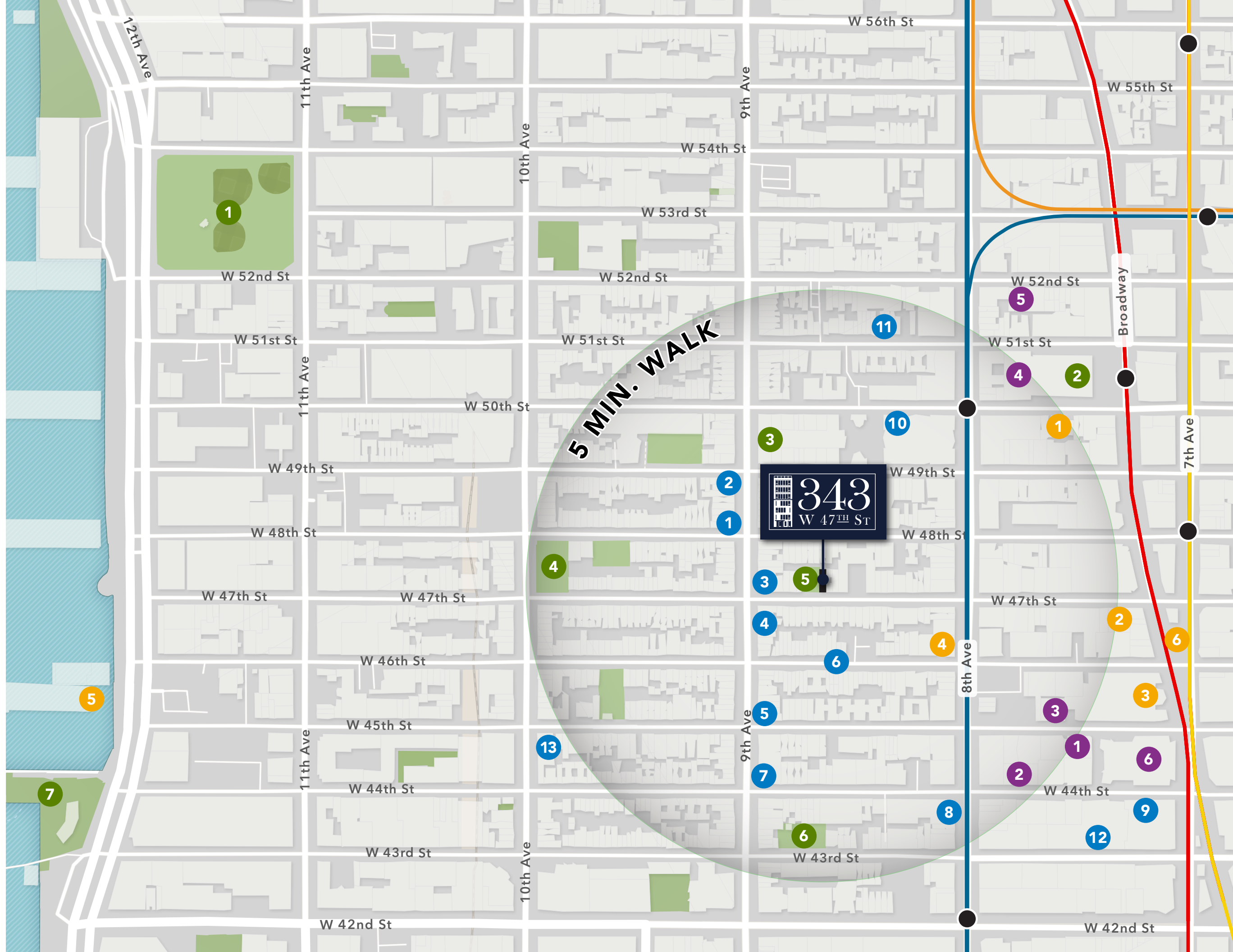
- 1. Shubert Theatre
- 2. Majestic Theatre
- 3. Music Box Theatre
- 4. Gershwin Theatre
- 5. Neil Simon Theatre
- 6. Minskoff Theatre

**Hotels & Landmarks**

- 1. Citizen M
- 2. W New York
- 3. Marriott Marquis
- 4. Hotel Riu Plaza
- 5. Intrepid Sea, Air & Space Museum
- 6. Times Square

**Parks & Recreation**

- 1. DeWitt Clinton Park
- 2. Equinox West 50th
- 3. Orangetheory Fitness
- 4. Hell's Kitchen Park
- 5. Ramon Aponte Playground
- 6. McCaffrey Playground
- 7. Pier 84 at Hudson River Park







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