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**Prime NYC Midtown 6 story retail/office Building located 1 block to “Times Square”
 43 West 46th Street, NYC, NY., 10036 (Btw: 5th and 6th Ave)**

Price: \$8,950,000

Property video: <https://youtu.be/if-nUwD3FVI> <== Highlight link and open in new tab

Description: A 6 Story elevator office building with a 3,500 SF duplex restaurant + basement, (delivered vacant) located steps from Times Square (the busiest area on the planet) and at the rear of the Jewelry District. Radio City Music Hal - Rockefeller Center – The Theater District – Madison Square Garden, etc, are nearby.

The retail duplex 1st and 2nd floor 3,500 SF restaurant (has a basement). Floors 3-4-5 & 6 are 1,400 Sq.Ft on each floor. The Entire building can be vacant for a user. The Building was used previously by a jewelry company, which secured the building with steel/concrete stairwell construction throughout. We have water-sprinklers system throughout the building.

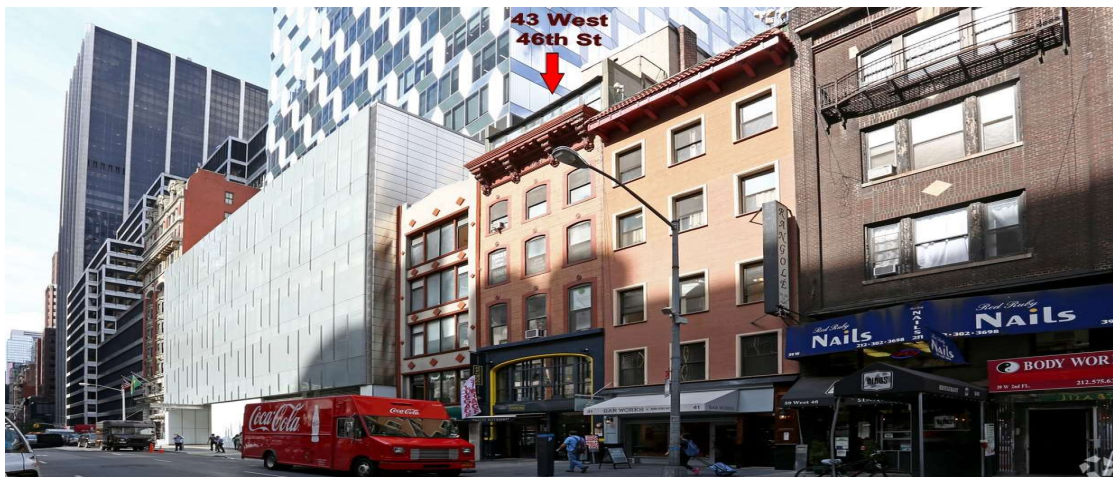
The Certificate of Occupancy is “Retail on the 1st and 2nd floors. Floors 3-4-5-6 are offices.

Building has a new 15 passenger elevator (cost over \$200,000) installed in June 2019.

We are projecting the office rental at a modest \$45.00 per Sq.Ft (area rents are higher).

We are projecting the 3,500 Sq.Ft 1st/2nd floor retail restaurant at a modest \$120per SF (free bsmt).

Building has tremendous value in the future to convert to a mini hotel, medical center, school, a very large 1 family Midtown mansion, jewelry building (as used previously), any office building, etc., etc.



Asking price for the property was based on the information obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchaser(s) do their own independent study pertaining to size, zoning, as well as, anything else pertaining to the records of this property.