

16W48



REAL ESTATE

RETAIL CONDO OVERLOOKING ROCKEFELLER CENTER

16 WEST 48TH STREET - NEW YORK, NY 10036

BOND New York is pleased to present the exclusive sale of a 7,158 square foot retail condo with 17'8 ceilings overlooking Rockefeller Plaza, offering visibility in one of the most heavily trafficked retail and tourist corridors in the world. The unit – which is just over 200 feet from Upper Fifth Avenue – is at the base of a new luxury condo building on a block undergoing substantial redevelopment and is located between two high profile projects by DNA and Extell. The location offers prime exposure to Rockefeller Center's 350,000 daily visitors that peaks at 700,000 per day during the holiday season, and Upper Fifth Avenue's year-round retail traffic.

The two-level condo features an extra-wide staircase and private elevator and is both an ideal retail flagship opportunity or perfect for restaurant use with its fully built-out and vented kitchens. Access to the B, D, F, M, N, R and W trains and close to Grand Central, Times Square, Bryant Park, Central Park and the United Nations.

DETAILS:

Location: 48th Street between Fifth and Sixth Avenues

	<u>Square Feet</u>	<u>Ceiling Height</u>
Ground Level:	3,579 (Net)	17'8
Lower Level:	3,579 (Net)	9'6

Projected Rent PSF:	\$225
Annual Common Charges:	\$105,338
Annual Property Taxes:	\$235,104

Block / Lot:	1263 / 1001
Lot Size:	74 x 100
Zoning:	C6 - 4.5

FEATURES:

- 17'8 Ground Floor Ceiling Height
- Flagship Branding Opportunity
- Double-Wide Staircase
- Private Elevator
- Located between high-profile new developments by DNA and Extell Developments
- Combined 7,158 Square Feet
- Fully built-out and vented kitchens on both floors
- Delivered Vacant

SIXTH AVENUE

WEST 54TH STREET



WEST 53RD STREET



WEST 52ND STREET



WEST 51ST STREET



WEST 50TH STREET



WEST 49TH STREET



WEST 48TH STREET



WEST 46TH STREET



WEST 45TH STREET

FIFTH AVENUE

EAST 54TH STREET



EAST 53RD STREET



EAST 52ND STREET



EAST 51ST STREET



EAST 50TH STREET



EAST 49TH STREET



EAST 48TH STREET



EAST 47TH STREET



EAST 46TH STREET



EAST 45TH STREET

MADISON AVENUE

ROCKEFELLER PLAZA

Over **17 Million** Square Feet of Commercial Space

More than **100 Retail Stores**

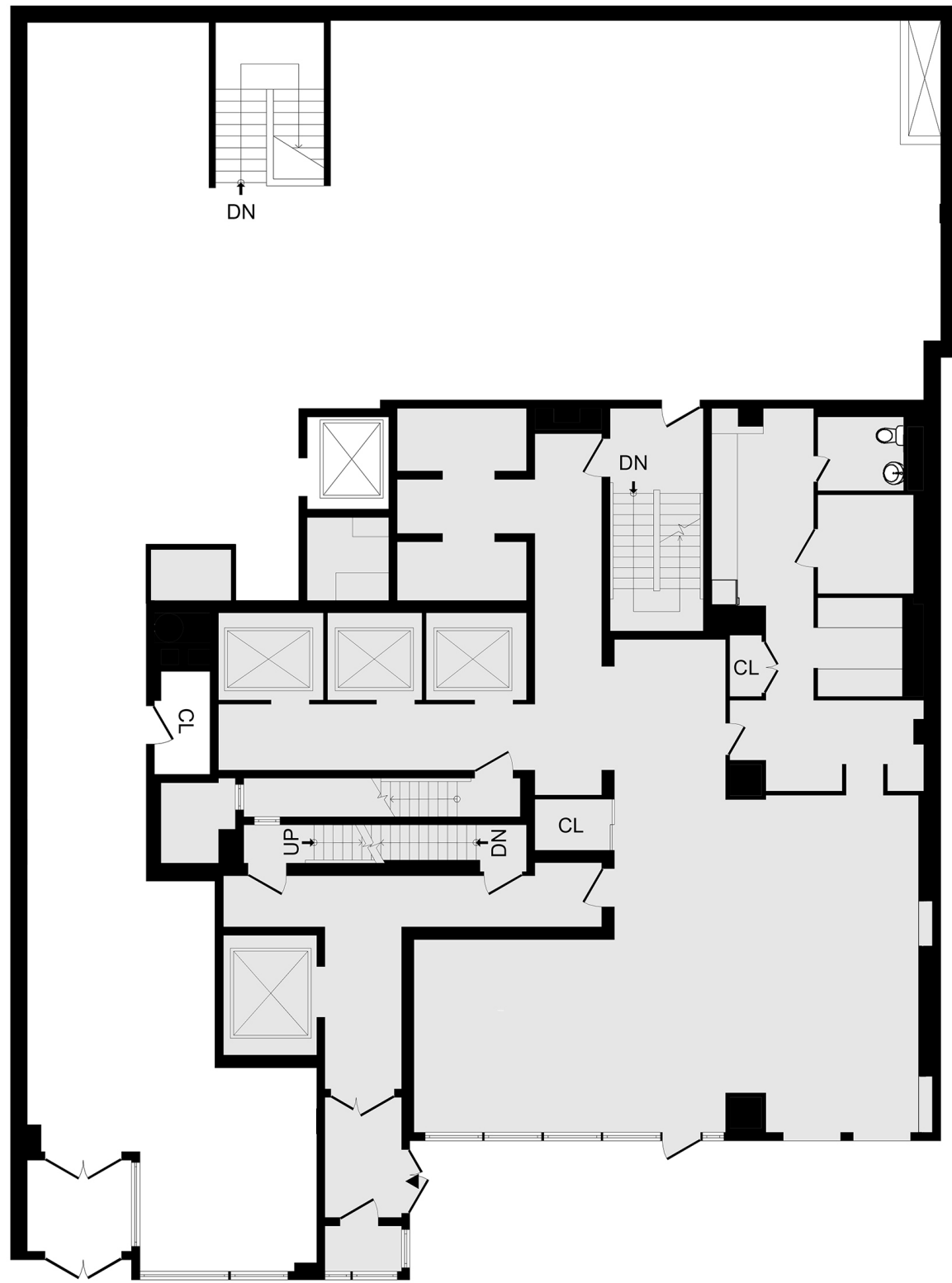
700,000 Daily Visitors during the Holidays

Daily Visitors totaling **350,000** the Rest of the Year

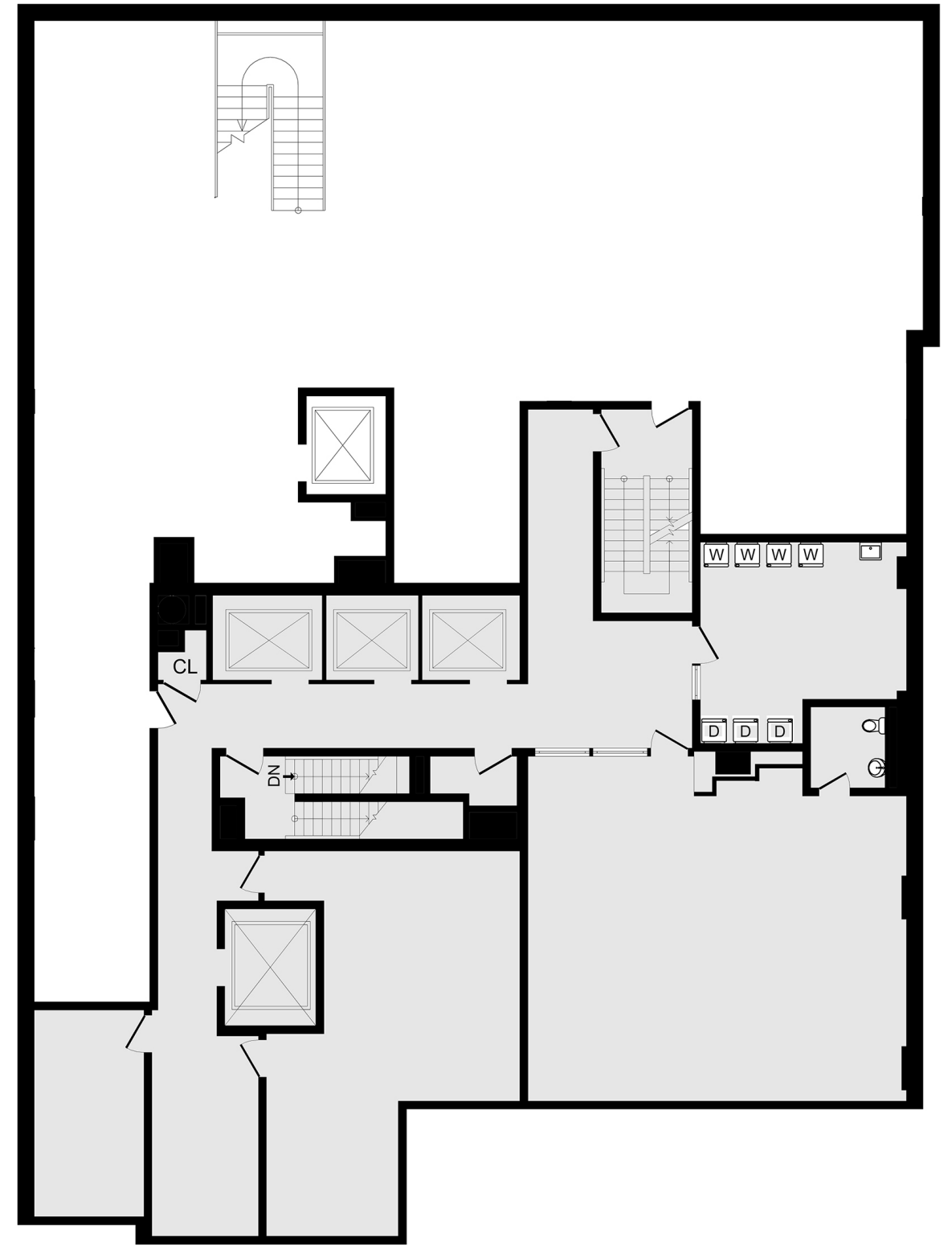


JUST OVER 200 FEET FROM
UPPER FIFTH AVE





GROUND FLOOR



LOWER LEVEL



Get Lucky Eat
Free Kimchi
with
Lunch & Dinner

Kimchi SMOOTHIE
100% Vegan
PROBIOTICS
New York Kimchi
proudly
incorporates our special
patented probiotic into
our amazing
new smoothie line!

100% Veg
PROBIOT
SMOOTHIE

Coffee
&

Bubble Tea Flavors
Jazmin Green Tea
Almond
Taro
Thai Tea
Mango
Honeydew
Strawberry
Red Beans
Avocado
Milk Tea

Kimchi





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REAL ESTATE

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