

**BID DEADLINE  
JUNE 21ST**

**243**  
W 54TH STREET  
**240**

**MIDTOWN WEST**

THE  
**GRISLY PEAR**

Pepper  Live

**RIPCO**  
INVESTMENT SALES

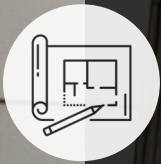


# INVESTMENT HIGHLIGHTS



## PRIME LOCATION

Within walking distance to Columbus Circle, Central Park, Times Square and Theater District



## FAVORABLE ASSUMABLE LOAN

- 3.725% interest rate
- \$10,000,000 loan amount
- January 2030 loan maturity date with no amortization



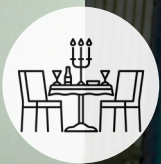
## CONVENIENCE & ACCESSIBILITY

Within blocks of 1, 2, A, B, C, D, E, N, R, Q, W subways



## RARE OPPORTUNITY

58' wide mixed-use building with several free market and combined units



## DESIRABLE MIDTOWN WEST LOCATION

Surrounded by abundant restaurants, bars and nightlife





243 W 54TH STREET MIDTOWN, NY 10019

ASKING PRICE \$20,000,000

242  
W 54TH STREET  
242  
MIDTOWN WEST



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[CLICK FOR BROKER NDA](#)

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ASKING PRICE \$20,000,000

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# PROPERTY INFORMATION

## FINANCIAL SNAPSHOT

|                       |                                |
|-----------------------|--------------------------------|
| Asking Price          | \$20,000,000                   |
| Assumable Loan Amount | \$10,000,000 (no amortization) |
| Interest Rate         | 3.725%                         |
| Maturity Date         | Jan-30                         |

## PROPERTY INFORMATION

|              |                        |
|--------------|------------------------|
| Address      | 243 W 54th Street      |
| Neighborhood | Midtown West, NY 10019 |
| Block / Lot  | 1026 / 9               |

## BUILDING INFORMATION

|                   |                                     |
|-------------------|-------------------------------------|
| Gross Lot SF      | 5,786 SF (approx.)                  |
| Lot Dimensions    | 57.5' x 100.42' Irregular (approx.) |
| Stories           | Four (4)                            |
| Gross Building SF | 15,940 SF (approx.)                 |
| Retail Units      | 2                                   |
| Residential Units | 12                                  |

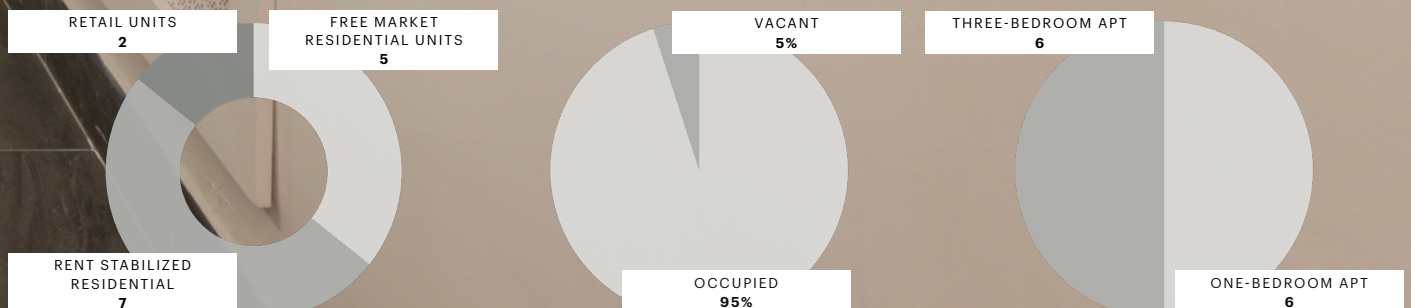
## ZONING INFORMATION

|                 |                 |
|-----------------|-----------------|
| Zoning District | C6-5, C6-7, MiD |
|-----------------|-----------------|

## NYC FINANCIAL INFORMATION

|                                  |             |
|----------------------------------|-------------|
| Assessment (Tentative 2023/2024) | \$2,221,650 |
| Tax Rate                         | 12.267%     |
| Property Taxes                   | \$272,530   |
| Tax Class                        | 2           |

# UNIT BREAKDOWN





**243**  
W 54TH STREET  
**243**  
MIDTOWN WEST

COLUMBUS CIRCLE

RADIO CITY MUSIC HALL

ROCKEFELLER

JAVITS CENTER

TIMES SQUARE

HUDSON YARDS

BRYANT PARK

MADISON SQUARE GARDEN

EMPIRE STATE BUILDING

Manhattan



# LOCATION MAP



CENTRAL PARK

5TH AVENUE

ST. PATRICK'S CATHEDRAL

CENTER

QUEENSBORO BRIDGE



AND CENTRAL STATION



UNITED NATIONS  
HEADQUARTER

QUEENS MIDTOWN TUNNEL





242  
W 54TH STREET  
LTV  
MIDTOWN WEST







# 242

W 54TH STREET

# 242

MIDTOWN WEST

INQUIRE WITH EXCLUSIVE BROKERS  
FOR A FULL OFFERING MEMORANDUM

STEPHEN R. PREUSS SR.  
srp@ripcony.com  
718.663.2639

ERIC DELAFRAZ  
edelafranz@ripcony.com  
718.663.2653

ANDREAS EFTHYMIU  
andreas@ripcony.com  
718.663.2643

KEVIN LOUIE  
klouie@ripcony.com  
718.663.2642

KEVIN SCHMITZ  
kschmitz@ripcony.com  
718.663.2644

WILLIAM KIRIAZIDIS  
wkiriazidis@ripcony.com  
718.663.2656

**RIPCO**  
INVESTMENT SALES

150 EAST 58TH STREET, 15TH FLOOR NEW YORK, NY 10155 | [RIPCONY.COM](http://RIPCONY.COM)

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