



LOCATED IN THE HEART OF THE FLOWER DISTRICT
BUILDING FOR SALE

115 West 28th Street - *Between 6th and 7th Avenues*

PBS Real Estate, as the exclusive agent, is pleased to offer the following space for sale:

A six-story commercial loft building located steps off Avenue of the Americas, in the heart of the bustling Flower District. There is tremendous upside on the retail, which is currently occupied by a month-to-month tenant. All of the upper floor leases expire in 2013. And there are an additional 11,374 sf of air rights available. With its superior location, 115 West 28th Street is an ideal investment opportunity.

Block/Lot: 00804-0027

Building SF: 9,884

Retail SF: 2,000 sf

FAR:

Max allowed FAR	10
FAR as built	4.65
Maximum usable	21,260 sf
Available air rights	11,374 sf

Building Dimensions: 21' x 99'

Stories: 6

Lot Dimensions: 21.42' x 98.75'

Zoning District: M1-6

Building Class: Loft, with retail stores other than type one (L8)

Taxes: \$73,923 (2009/2010 final)

Building Income:

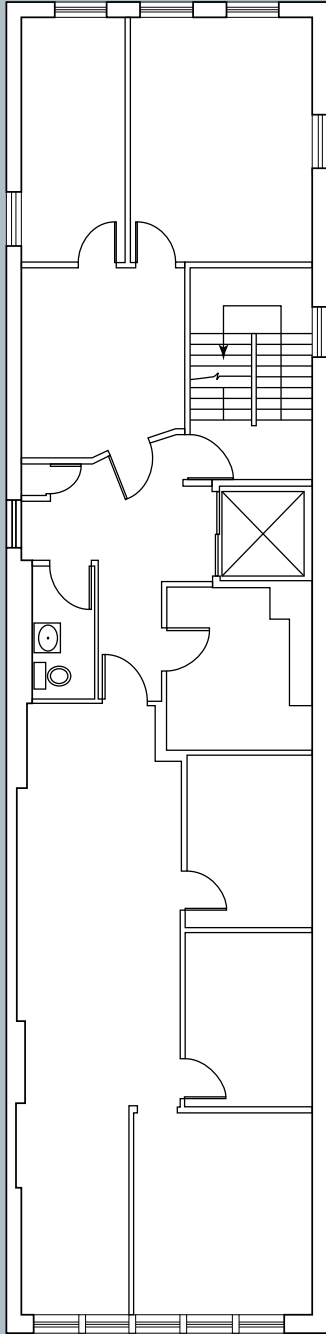
Retail:	\$7,000/month; month-to-month
Floors 2-6:	\$16,500/month, expires 6/2013
Total:	\$282,000 (\$23,500/month)

Price: \$5.2 Million

For further information and/or inspection, please contact:

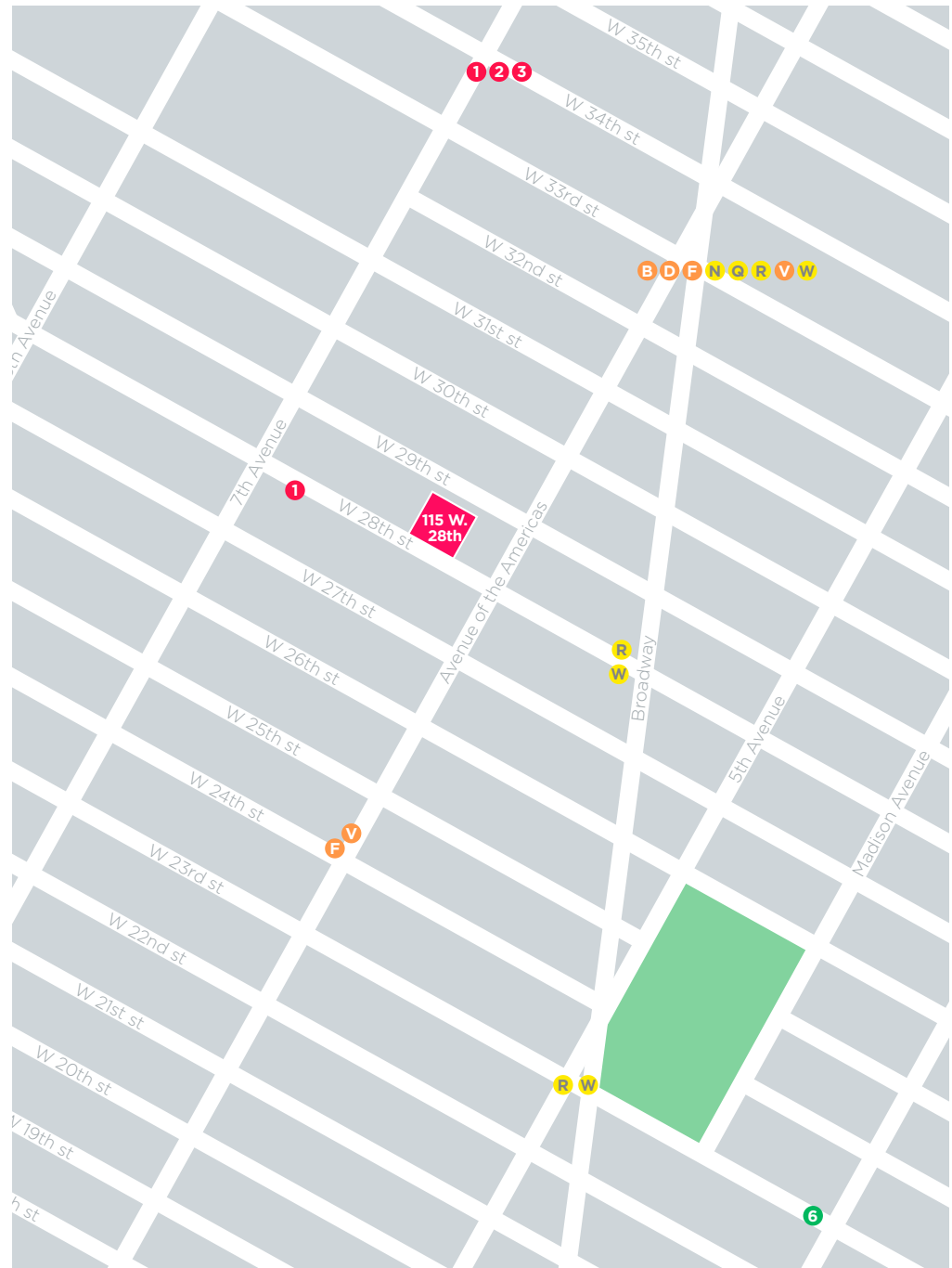
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Dan Harroch	212.672.2012	dan.harroch@pbsra.com





Typical Floor Plan

West 28th Street



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