

2564 PARK AVENUE & 5 CANAL PLACE



2564 PARK AVE

Total Lot Size	.415 Acres (irregular lot)
Land SF	18,091
Building Dimensions	61'x104'
Gross Building SF	20,950
Stories	3
Zoning	M1-2, M1-4/R7X, MX-13
Block, Lot	02340,0011
FAR	3.11
Total Taxes	\$180,664.12

BUILDING FEATURES

- Delivered vacant
- 2 Gate Doors
- Large Freight Elevator
- 1 Block from M/4.5 Station
- 1 Block from I-87 Thruway
- 3 blocks to Madison Ave Bridge

SERHANT.

EXCLUSIVE AGENT

DAMIAN ANDRAKA

Licensed Real Estate Salesperson

C: (516) 852-0368

dandraka@serhant.com

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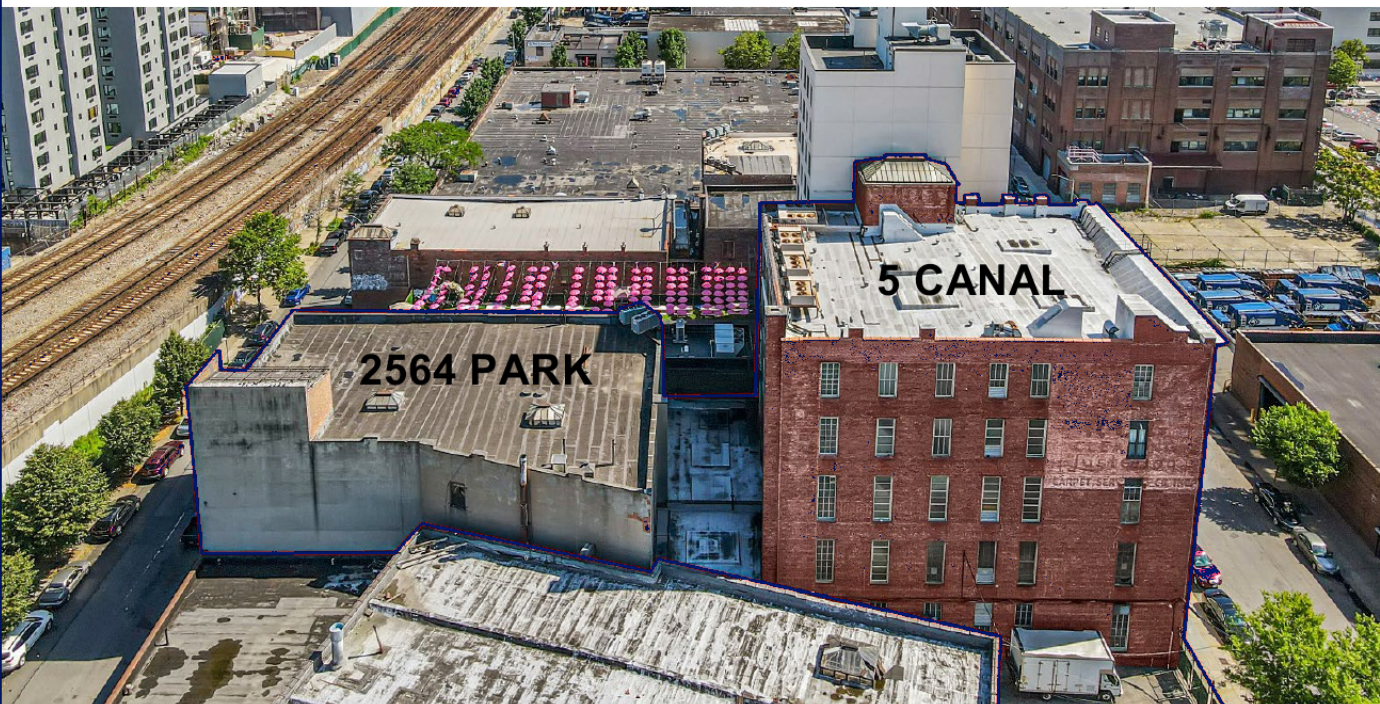
372 W Broadway

New York, NY 10012

O: (646) 480-7665

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2564 PARK AVENUE & 5 CANAL PLACE



5 CANAL PL

Total Lot Size	.415 Acres
Land SF	18,091
Building Dimensions	75'x118'
Gross Building SF	35,250
Stories	5
Zoning	M1-2, M1-4/R7X, MX-13
Block, Lot	02340,0011
FAR	3.11
Total Taxes	\$180,664.12

BUILDING FEATURES

- 2 Loading Dock Gate Doors
- Freight Elevator
- Passenger elevator
- Climate controlled
- 1 Block from M/4.5 Station
- 1 Block from I-87 Thruway
- 3 blocks to Madison Ave Bridge
- Gated side yard for parking

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MOTT HAVEN

New Development Map



AMENITIES

1	310 Grand Concourse	157 Units	6	228 East 135th St	430 Units
2	276 Grand Concourse	215 Units	7	414 & 445 Gerard Ave	544 Units
3	425 Grand Concourse	227 Units	8	445 East 142nd St	78 Units
4	2401 3rd Ave	450 Units	9	2401 3rd Ave & 101 Lincoln Ave	1350 Units
5	443 East 142nd St	152 Units	10	345 St. Ann's Ave	178 Units

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