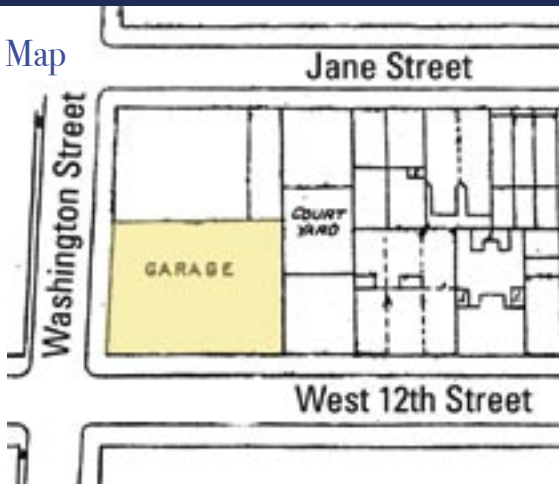




Spectacular Corner Property in the Far West Village

- Perfectly located property in the heart of the **historic Far West Village**
- Steps from great restaurants, shopping, schools and **Hudson River Park**
- **Great location** for a dramatic single family residence, townhouses and boutique condos
- Or a commercial use such as **gallery**, studio, spa, hotel or mixed use property
- Multiple curb cuts allow for **coveted offstreet parking**—a rarity in the area

Lot Map



Property Details

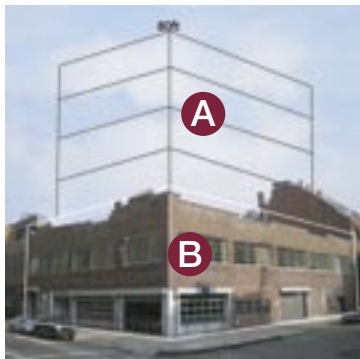
Lot Area: (approx.) 119.84 x 89.84
Footprint: (approx.) 10,690 square feet
Gross Sq. ft.: (existing) 21,170 square feet

Buildable Sq. Ft.: (approx.) 42,760 square feet

Zoning 1: C4-4A (R-7A equivalent)
Zoning 2: R6
FAR: 4

One Existing Tenant: Lease Expiration 9/30/2010

Purchaser Options for 775 Washington Street



1. Purchase and develop both A & B: approximately 42,000 square feet.
2. Purchase and develop A (21,000sf). B is bought by existing tenant in a joint venture.
3. Purchase both A and B. Develop A and maintain B as an income producing property.
4. Residential user(s) may be interested in any of the above options.

Asking Price: Available Upon Request

For further information please contact the exclusive
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