

BESIN
PARTNERS

HELL'S KITCHEN
544 West 49th Street
New York, NY 10019



5-STORY 8,800± SF MULTIFAMILY BUILDING WITH 20 RESIDENTIAL UNITS



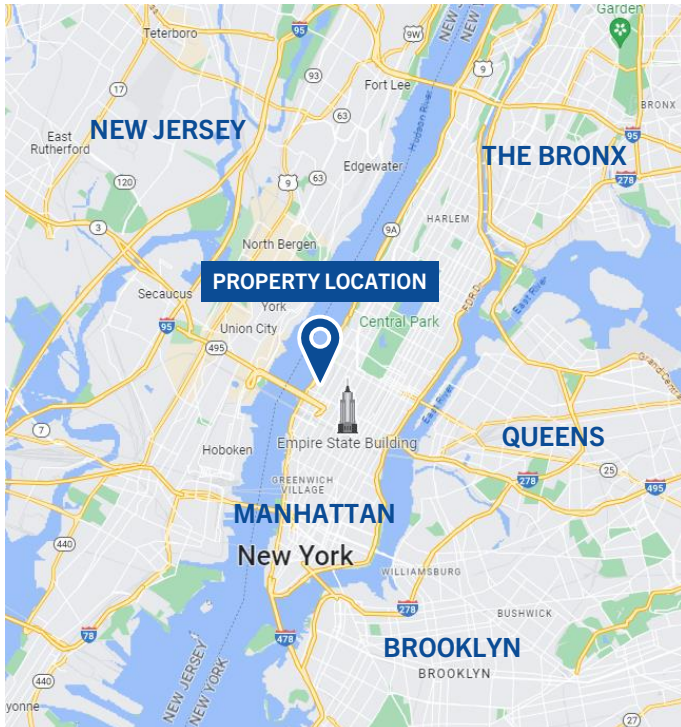
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New York, NY 10019

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EXECUTIVE SUMMARY

Besen Partners, as exclusive agent for ownership, is pleased to offer for sale 544 West 49th Street, a well-maintained multifamily asset located in the heart of Manhattan's vibrant Hell's Kitchen. Originally constructed circa 1909 and fully renovated in 2016, the property comprises approximately 8,800 square feet across five stories and sits on a 2,510± square foot lot. Zoned R8, C2-5, the building contains 20 residential units and offers strong in-place income with potential for future upside. Situated on the south side of West 49th Street between 10th and 11th Avenues, the property benefits from excellent accessibility, just two blocks from the 50th Street [A, C, E] subway station, providing convenient transit throughout Manhattan and beyond.

ASKING PRICE: \$2,395,000

PROPERTY SPECIFICATIONS

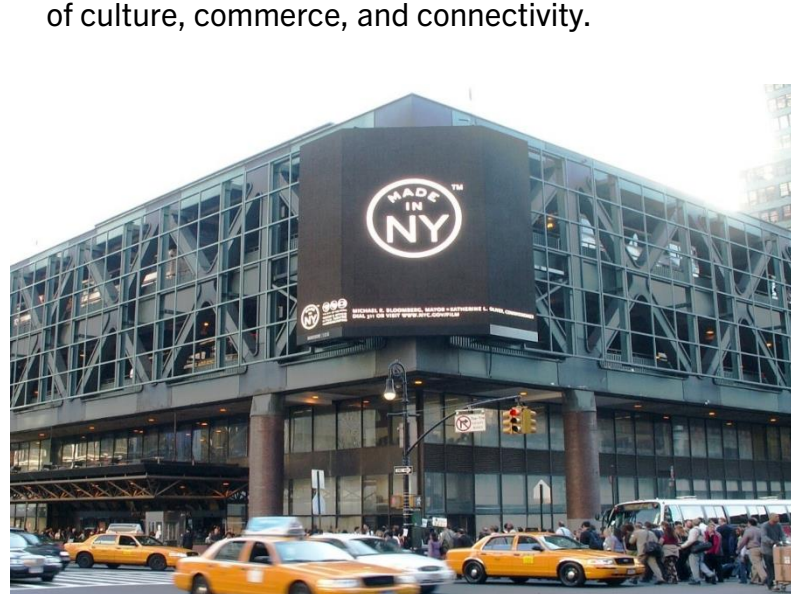
Neighborhood:	Clinton - Hell's Kitchen
Block / Lot:	1077 / 57
Building Class:	Old Law Tenement (C4)
Tax Class:	2
Year Built/Renovated:	1909 / 2016
Total Lot SF:	2,510±
Total Lot Dimensions:	25' x 100.42'
Zoning:	R8, C2-5
Building SF:	8,800±
Building Dimensions:	25' x 68'
Total Units:	20
F.A.R. (built/allowed):	3.51 / 6.02
Unused F.A.R.:	6,300± SF
Assessment / Taxes: (2025/2026)	\$708,380 / \$88,550

HELL'S KITCHEN: WHERE HISTORY MEETS OPPORTUNITY

Nestled on Manhattan's West Side, Hell's Kitchen is a vibrant, rapidly evolving neighborhood that combines the energy of Midtown with the authenticity of classic New York. Bordered by the Hudson River to the west and Times Square to the east, this dynamic district offers an unmatched blend of accessibility, culture, and commercial potential. Known for its rich history and industrial roots, Hell's Kitchen has transformed into a thriving hub for business, hospitality, and the arts. Its proximity to major transportation hubs—Penn Station, the Port Authority Bus Terminal, and numerous subway lines—makes it an ideal location for businesses seeking high visibility and foot traffic. The area boasts a diverse mix of dining, retail, and entertainment venues, including renowned Broadway theaters, the iconic Hudson Yards development, and the scenic Hudson River Park. With ongoing residential and commercial development, Hell's Kitchen is attracting a new wave of professionals, tourists, and residents—creating a strong and growing customer base for any commercial venture.

WHY CHOOSE HELL'S KITCHEN:

- High-traffic location with strong visibility
- Minutes from Times Square, Hudson Yards, and the Theater District
- Excellent public transportation connectivity
- A growing, mixed-use community with increasing demand for retail, office, and hospitality spaces
- Hell's Kitchen is no longer just a neighborhood—it's a destination. Position your business at the crossroads of culture, commerce, and connectivity.



RENT ROLL

UNIT	BED / BATH	TOTAL RENT	LXP	STATUS	NOTES
Unit #1	1/2.00	\$3,587.65	08/31/2026	FM	-
Unit #2	1/2.00	\$3,500.00	06/30/2026	FM	-
Unit #3	1/1.00	\$587.44	07/31/2026	RS	\$34.88 A/C
Unit #4	1/1.00	\$2,157.23	07/31/2026	RS	-
Unit #5	1/1.00	\$1,213.67	07/31/2027	RS	\$34.88 A/C
Unit #6	1/1.00	\$1,210.21	07/31/2027	RS	-
Unit #7	1/1.00	\$1,241.00	07/31/2027	RS	\$34.88 A/C
Unit #8	0/1.00	\$1,186.81	03/31/2026	RS	-
Unit #9	1/1.00	\$800.69	07/31/2027	RS	\$34.88 A/C
Unit #10	1/1.00	\$1,049.73	07/31/2025	RS	\$24.94 A/C
Unit #11	1/1.00	\$765.40	07/31/2025	RS	\$24.94 A/C
Unit #12	1/1.00	\$1,090.45	-	RS	Last Legal Rent
Unit #13	1/1.00	\$1,434.08	07/31/2027	RS	\$34.88 A/C
Unit #14	1/1.00	\$1,271.98	07/31/2027	RS	\$34.88 A/C
Unit #15	1/1.00	\$1,156.38	07/31/2025	RS	\$24.94 A/C
Unit #16	1/1.00	\$969.85	10/31/2026	RS	\$31.83 A/C - SCRIE
Unit #17	1/1.00	\$869.88	08/31/2022	RS	\$24.94 A/C
Unit #18	1/1.00	\$881.15	07/31/2025	RS	\$24.94 A/C
Unit #19	1/1.00	\$927.05	08/14/2027	RS	\$31.83 Electric
Unit #20	1/1.00	\$840.00	07/31/2025	RS	-
MONTHLY TOTAL:		\$26,740.65			
ANNUAL TOTAL:		\$320,900.00			

INCOME & EXPENSES
544 WEST 49TH STREET, NEW YORK, NY 10019
 20 Residential Units

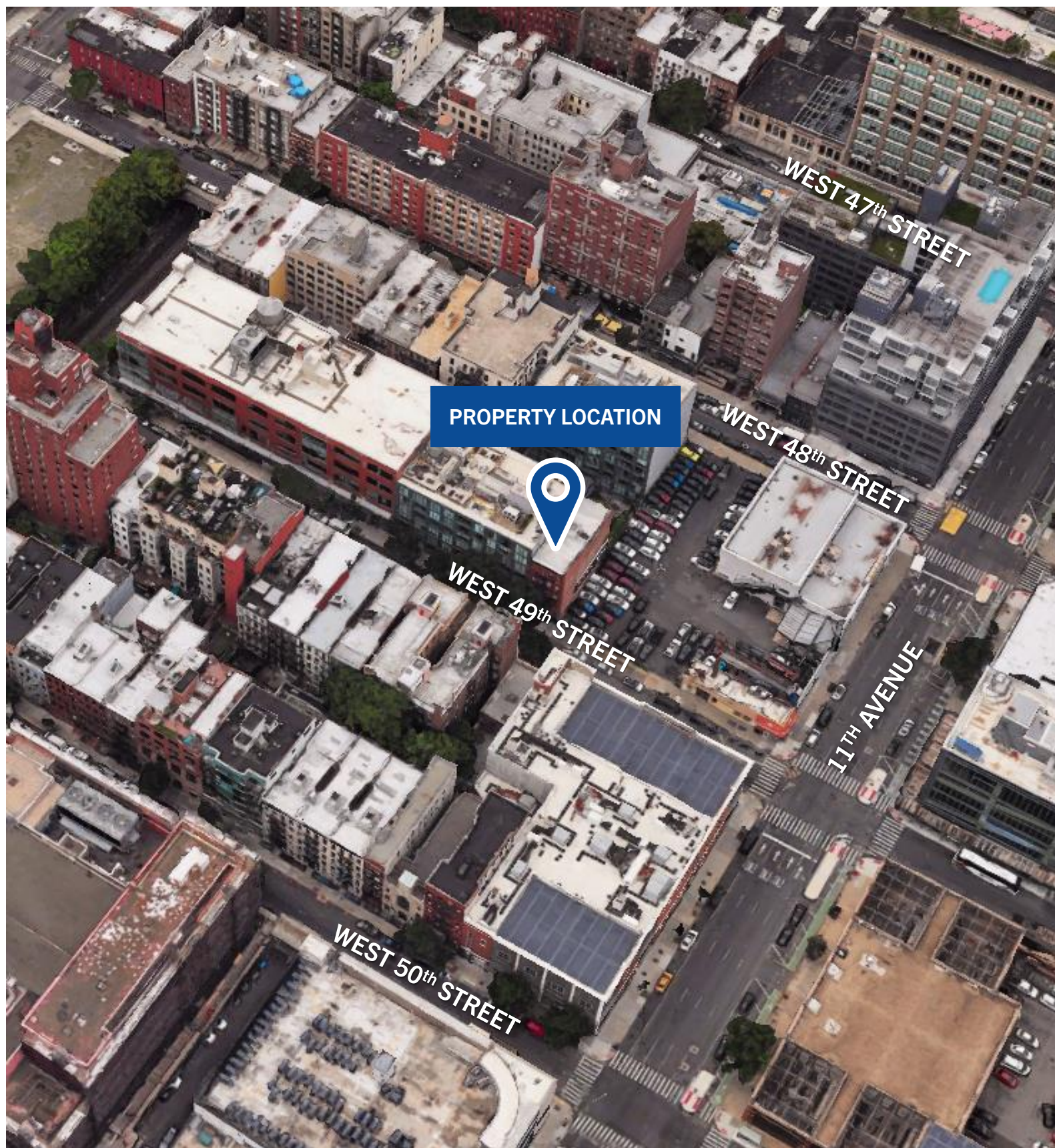
REVENUE :	AMOUNT
Rental Income (20 Units)	\$320,900
Vacancy & Credit Loss (3%)	(\$9,600)
EFFECTIVE GROSS INCOME	\$311,300
OPERATING EXPENSES (PROJECTED):	
Property Taxes (2025/26)	\$88,550
Insurance (\$1,500/unit)	\$30,000
Water & Sewer (\$1,100/unit)	\$22,000
Gas & Electric (\$1,250/unit) *	\$24,000
Management Fee / Payroll (3% of EGI)	\$9,000
R & M / Admin (est.)	\$5,000
TOTAL EXPENSES (57% of EGI):	\$178,550
NET OPERATING INCOME:	\$132,750

*Ownership currently pays gas & electric for 16-out-of-20 units. All new tenancy (and future tenancy) is sub-metered for their own individual gas & electric consumption.





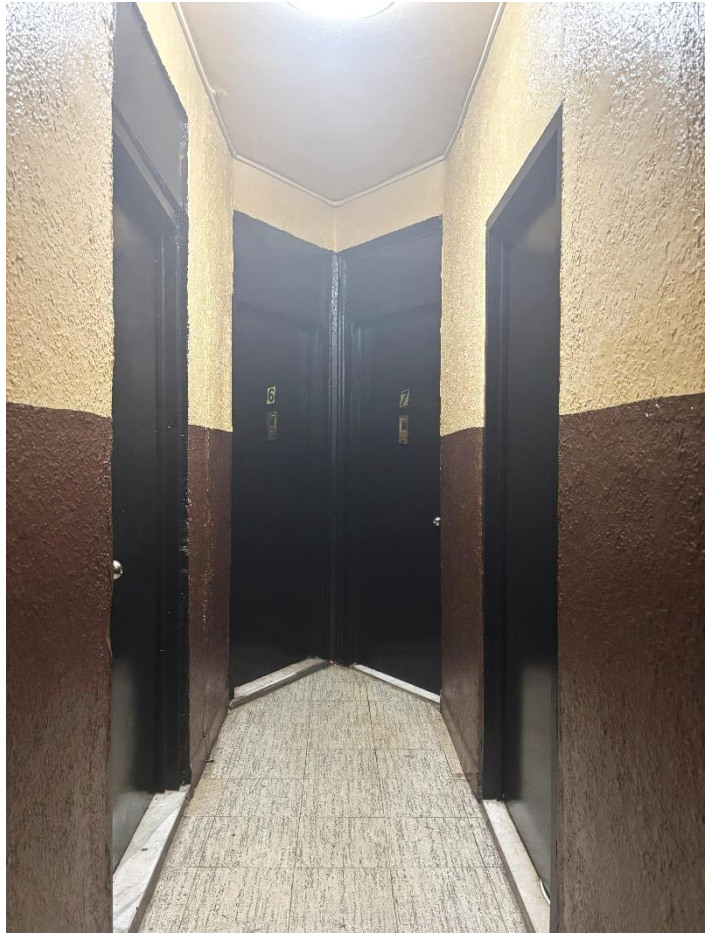
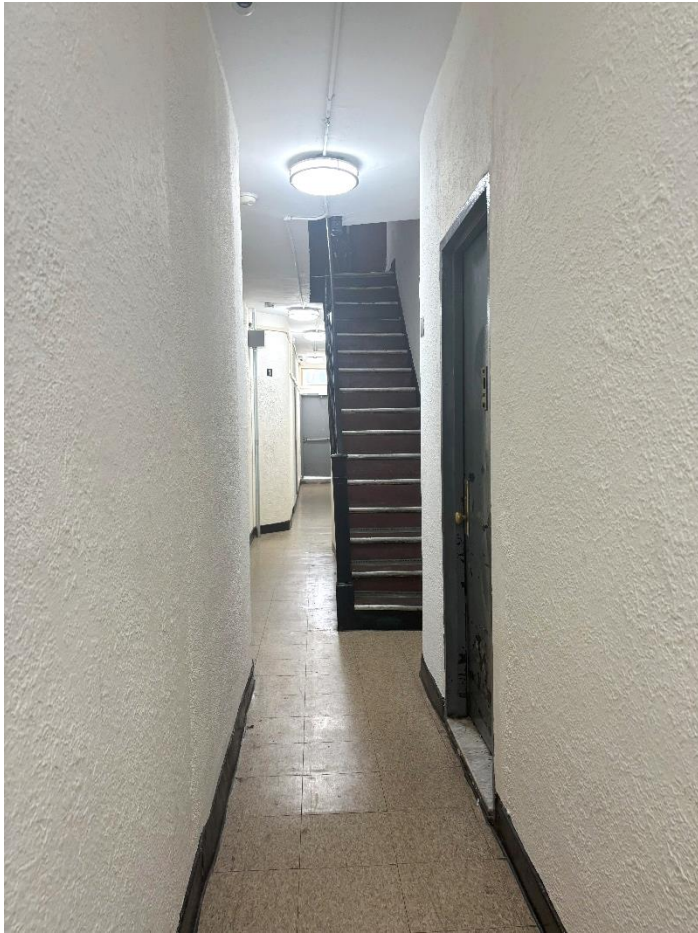
AERIAL MAP



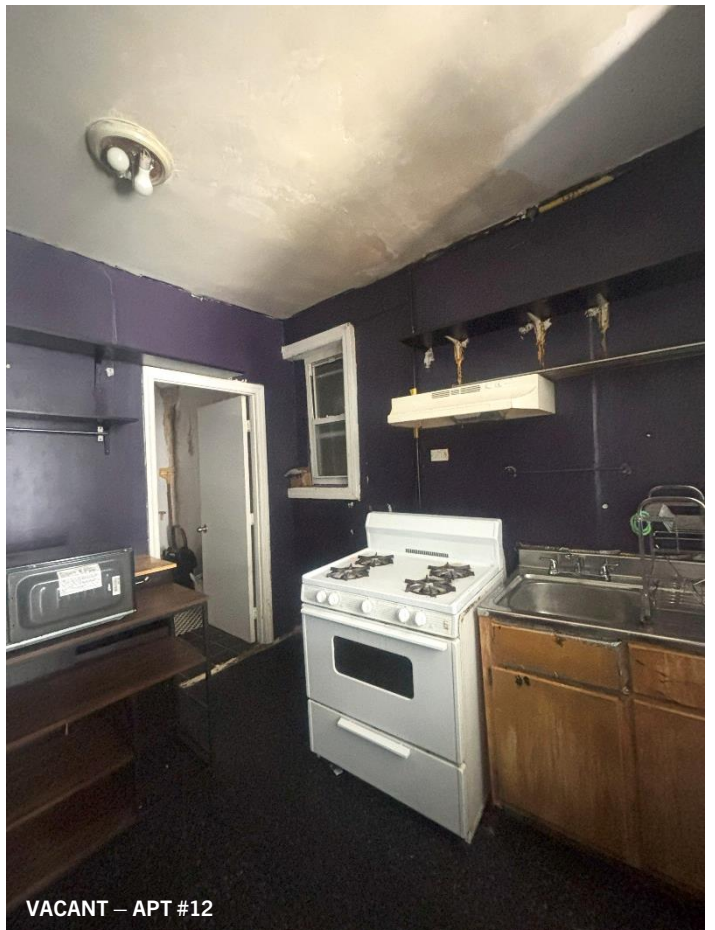
APARTMENT PHOTOS



INTERIOR PHOTOS

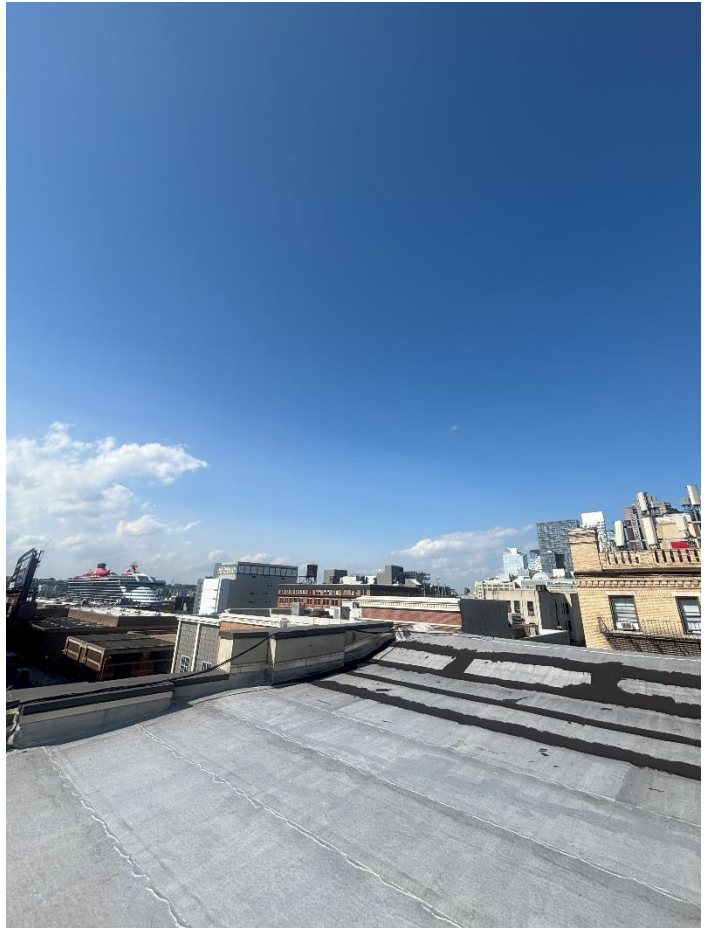


VACANT – APT #12



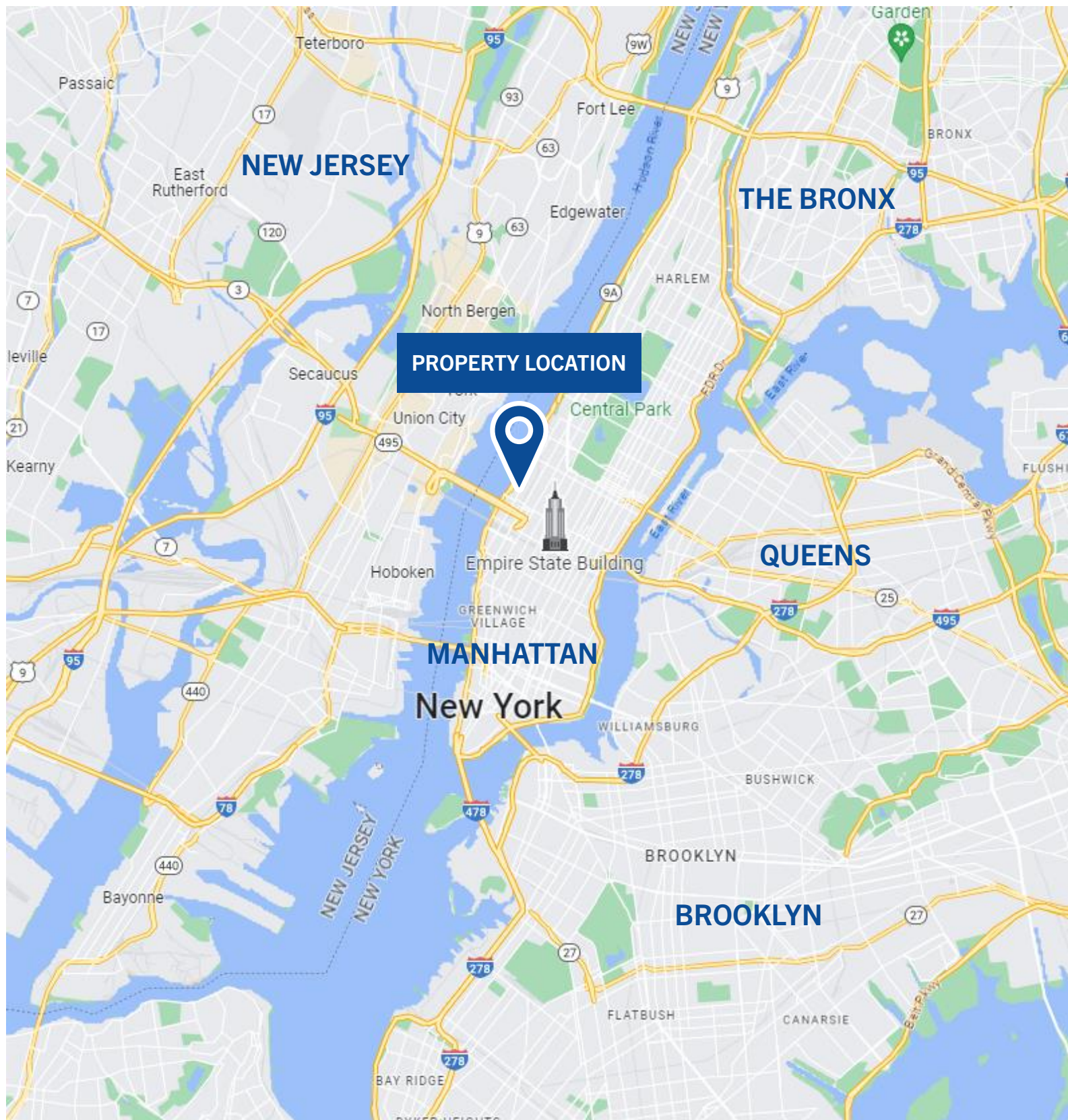
VACANT – APT #12

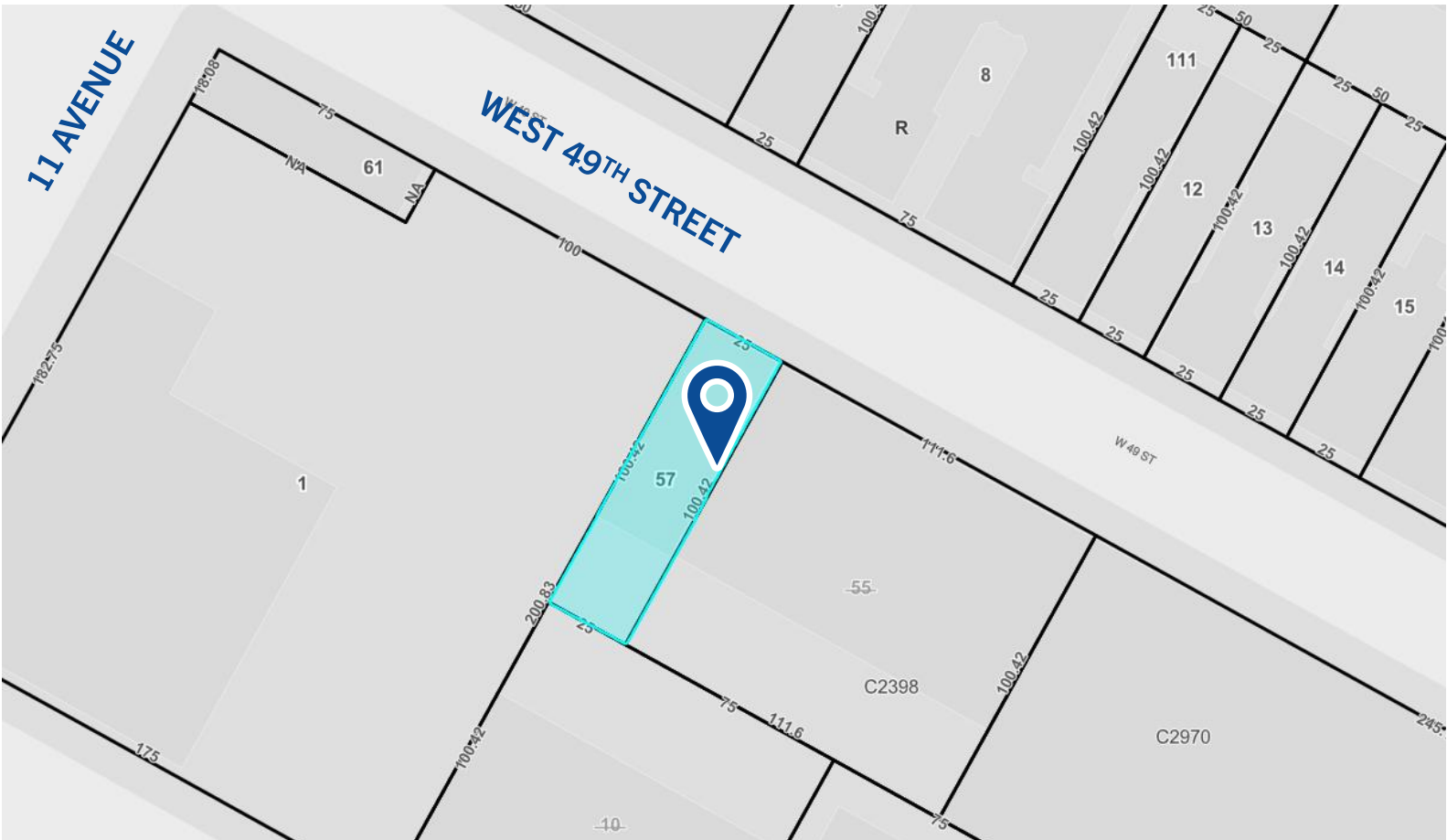
ROOFTOP PHOTOS





LOCATION MAP





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