



JLL Capital Markets arranges \$15 million sale of three-story property

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New York, NY JLL Capital Markets team has arranged the \$15 million sale 456 West 55th St., a three-story commercial building located in the Hell's Kitchen neighborhood.

JLL marketed the property on behalf of the seller, a private family partnership, and represented the buyer, Hudson Regional Hospitals, a premier hospital providing comprehensive care in the Tri State area.

Located on the south side of West 55th St. between 9th and 10th Ave.'s, the property's three floors each span 7,200 square feet and are connected by a pair of internal staircases along with a manually operated freight elevator.

The property contains approximately 21,600 gross s/f above grade, with roughly 10,030 s/f of additional air rights. The building possesses a curb cut and a loading dock with direct access to the elevator and lies within a C6-2 zoning district, allowing for residential, commercial and community facility uses.

Situated with walking distance of major attractions such as Central Park, Columbus Circle, Lincoln Center and the Hudson River Greenway, 456 West 55th St. is located near the A, C, B, D and 1 subway lines, providing accessibility to all areas of the city.

The JLL Capital Markets team representing the seller and the buyer was led by managing directors Ethan Stanton, Hall Oster and Paul Smadbeck, vice presidents Conrad Martin and Teddy Galligan and associate Braedon Gait.

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