



Development Site For Sale  
SOUTH STREET SEAPORT HISTORIC DISTRICT  
**246 Front Street aka 267 Water St**  
New York, NY 10038

As of: Thursday, October 09, 2008

**Description:** Located in the historic district of the South St Seaport area, on cobble stone streets between Peck Slip and Dover Street lies the development lot on Front St through onto Water Street. The lot has approved plans developed by the owner to build (7) story mix-use elevator building with up to (18) units and or (9) units divided btw to separate buildings connected by their basement, one on Front St & one on Water St.

Address:	246 Front St	267 ½ Water St
Block / Lot:	107	34
Lot Size:	19.83 x 138.67	2,455 sq ft
Frontage:	19ft on Front St	12ft on Water
Far:	6.02	14,779 Gross
Zoning:	C6-2A/LM	Quality Housing
Assessment:		\$187,650.00
Est. Taxes:		\$19,269.00
Current Use:	Vacant lot	Parking
<b>Asking Price:</b>	<b>\$3,750,000.00</b>	



Also available from the same owner is **248 Front Street**. This is the neighboring building to the right or North of 246 Front St.

The building consists of (5) residential units and is a 5-story walk-up.

Four tenants are rent stabilized, one unit if free market. One could vacate the building and combine the two lots with one adjoining lobby and elevator and stairwell.

**Asking Price: \$2,750,000.00**  
property details by request.