



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



520 W 44TH STREET

NEW YORK, NY 10036

Prime Hell's Kitchen Residential Development

18,875 Buildable Sq. Ft. As of Right

Type
Development



SQUARE FOOT

18,875^{SF}



ZONING

R9

PARCEL ID



1072

BLOCK



45

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Pinnacle Realty of New York, LLC is pleased to announce it has been retained on an exclusive basis to facilitate the sale of 520 W 44th Street, New York, NY. Nestled along Manhattan's vibrant West Side, Hell's Kitchen has transformed into one of New York City's most sought-after residential neighborhoods. With a unique blend of historic charm and contemporary energy, this rapidly evolving enclave is a magnet for real estate development, offering an exceptional opportunity for those seeking both cultural richness and modern convenience.

Just steps away from Hudson Yards—the largest private real estate development in U.S. history—Hell's Kitchen benefits from close proximity to world-class shopping, cutting-edge office towers and public art installations. This strategic location places residents at the heart of Manhattan's westward expansion, while still offering a more intimate, neighborhood feel.

Dining and nightlife are second to none. Known for its eclectic and globally inspired restaurant scene, Hell's Kitchen is home to dozens of critically acclaimed eateries, cozy cafes, craft cocktail bars, and longstanding neighborhood institutions. Ninth and Tenth Avenues serve as culinary corridors, drawing food lovers from across the city.

Transportation is effortless. The neighborhood is served by multiple subway lines (A/C/E, 1/2/3, N/Q/R/W, and 7), offering quick access to Midtown, Downtown, and beyond. With the Hudson River Greenway just blocks away, residents can also enjoy scenic bike rides and waterfront strolls.

In addition to cultural vibrancy and transit accessibility, Hell's Kitchen is surrounded by a wealth of recreational and entertainment options—including Broadway theaters, Hudson River Park, The Intrepid Museum, and Lincoln Center. This rich urban tapestry ensures a high quality of life for residents and long-term value for investors.

Features

- 2,510 Sq. Ft. Plot
- Between 10th and 11th Avenue
- R9 Zoning
- Delivered Vacant at Closing

Minutes to

- Lincoln Tunnel
- Port Authority Bus Terminal
- Hudson Yards





520 W 44TH STREET
NEW YORK, NY 10036

TRANSPORTATION



34 ST-HUDSON YARDS
42 ST-PORT AUTHORITY BUS TERMINAL



LINCOLN TUNNEL
HUDSON RIVER GREENWAY



M12:
11 AVE/W 44 ST
M42: 42 STREET/
10 AVENUE



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