

FORECLOSURE AUCTION

41 W 36TH STREET, MANHATTAN, NY

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W 36TH STREET
MANHATTAN, NY



MIXED-USE BUILDING | 5-STORIES | 9,600 SQ FT

Auction Date: December 3rd, 2025

Loan can be purchased prior to auction



100 ← 110
West 36th St

W 36 St

1350 → 1352
Broadway

W 35 St

West 35 St



41

W 36TH STREET

MANHATTAN, NY

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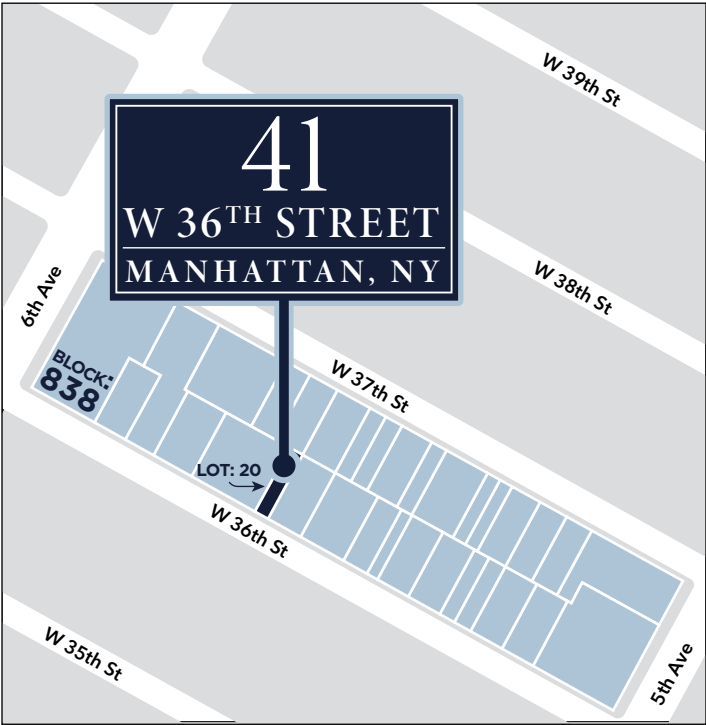
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PROPERTY OVERVIEW

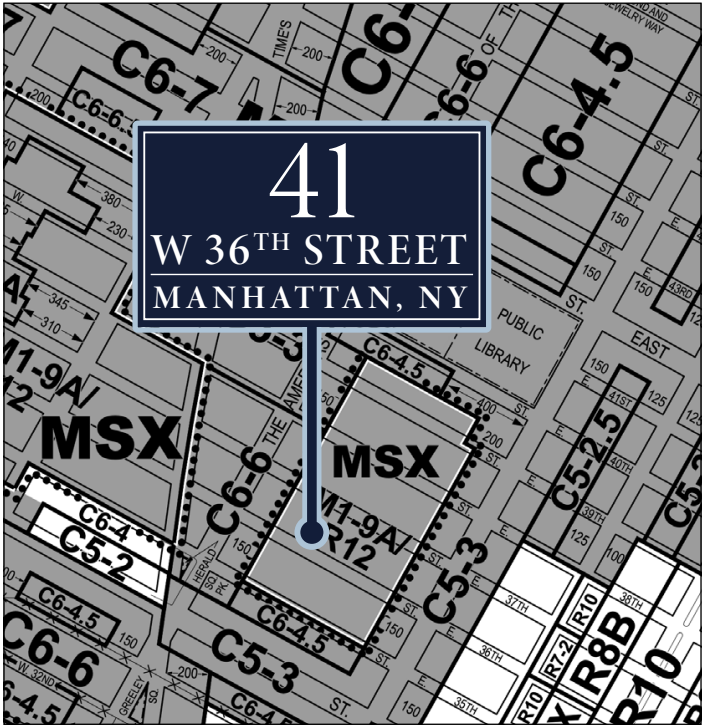
3D MAP



TAX MAP



ZONING MAP



PROPERTY SNAPSHOT

- Five-story walk-up mixed-use property prominently positioned in prime Midtown Manhattan, between Fifth and Sixth Avenues, just moments from Herald Square.
- The building comprises two retail spaces and three office units.
- Prime frontage on W 36th Street with excellent street visibility
- Conveniently located a short walk to 34th St/Herald Square (B, D, F, M, N, Q, R, W trains) and the 33rd St PATH train station on 6th Avenue
- Close proximity to Macy’s, Empire State Building, Madison Square Garden, and Bryant Park

PROPERTY OVERVIEW	
Type	Mixed-Use (Office/Retail)
Address	41 West 36th Street
Neighborhood	Garment District
Borough	Manhattan
Block/Lot	838/20
Stories	5
Elevator/Walk-Up	Walk-Up
Year Built	1935
Lot Dimensions	20 ft x 98.75 ft
Lot SF	1,975 SF
Built Dimensions	20 ft x 96 ft
Building SF (Above Grade)	9,600 SF
Zoning	M1-9A/R12
Max FAR (Commercial/Residential)	15 / 18
Tax Class	4
25/26 Assessed Value	\$830,340
Tax Rate	10.762%
25/26 Real Estate Taxes	\$89,361

*City records show a building size of 7,695 SF, which appears to be understated. Based on the building’s symmetrical footprint of 20' x 96' across five stories (9,600 SF), we believe the recorded figure may be erroneous; however, we are unable to verify this and make no representations as to the final determined square footage of the building.

AUCTION INFORMATION

DATE: WEDNESDAY, DECEMBER 3RD, 2025

TIME: 2:15 PM

LOCATION: NY COUNTY COURTHOUSE, 60 CENTRE ST, ROOM 130, NEW YORK, NY

INDEX NUMBER: 850385/2024

FAQ

Where is the auction? When does it take place?

New York County Courthouse, 60 Centre Street, Room 130, New York, NY, December 3rd, 2025 at 2:15 PM
* Bidders must present ID and state their name and address on the record.

How do I register in advance for the auction?

Advance registration is not necessary.

What is the opening bid?

TBD, the approximate amount of lien \$3,010,678.19 plus interest & costs.

What is the next step for the winning bidder?

Winning bidders must immediately post 10% down in bank check payable to SCOTT H. SILLER, ESQ., as referee.
Closing is typically within 30 days of sale.

Who pays NYC and NYS transfer tax if a property is sold at auction?

Buyer. Please carefully read the Judgement of Foreclosure and Sale document.

Is there access to the property?

No access to the property

Can I pre-empt the auction process with a formal bid?

Possibly. Please consult with broker.



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PROPERTY PHOTOS

J.P.T. Clothing

J. P. T.

45

4th Fl. 36ST. 2nd Fl.

4

jerusalem cafe

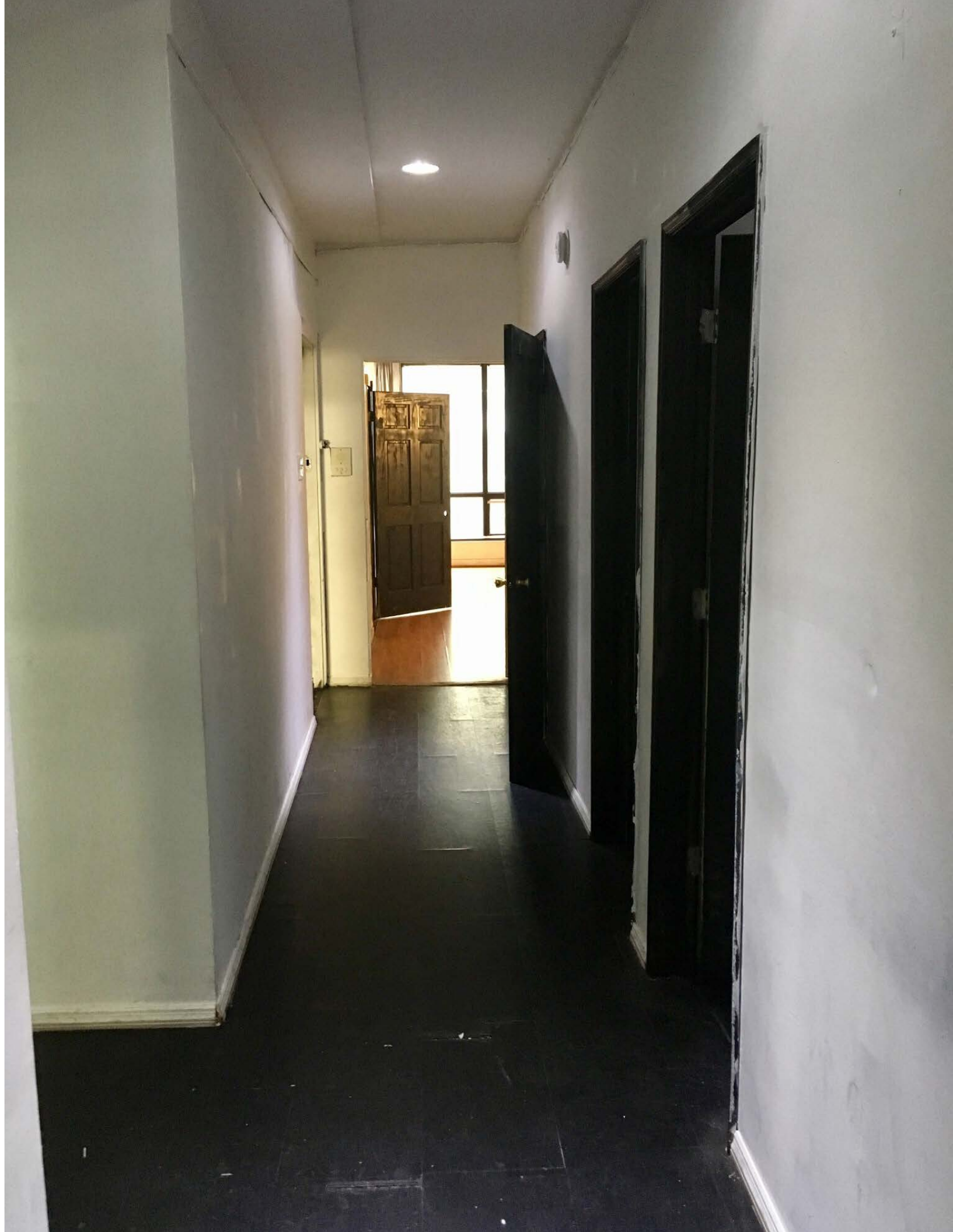
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Order Delivery
32nd St. 2nd Fl.
212-450-1173

A









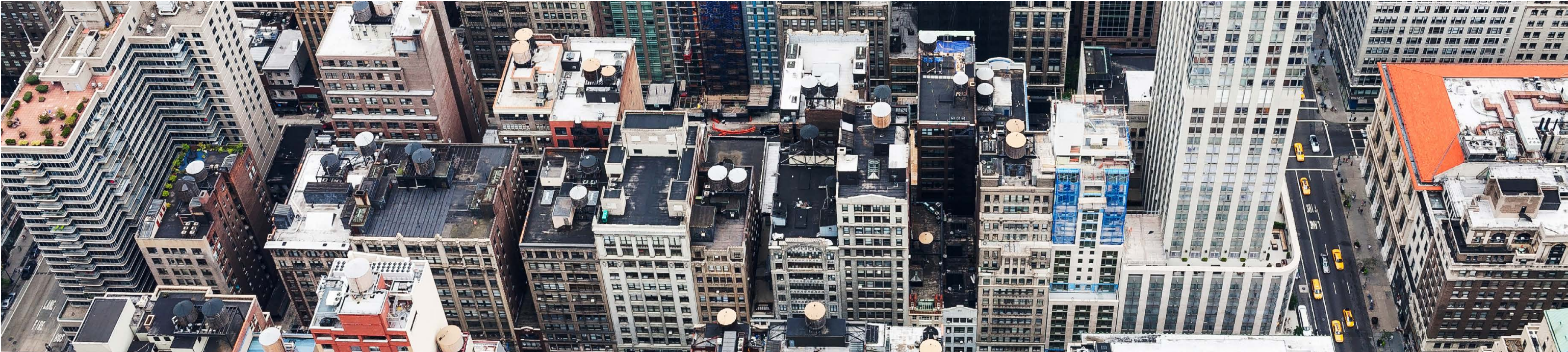
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FINANCIALS

FINANCIALS

PRO FORMA RENT ROLL					
Floor	Unit Type	Gross SF	Monthly Rent	Annual Rent	Rent Per GSF
Ground Floor	Retail	1,920	\$20,000.00	\$240,000.00	\$125.00
2nd Floor	Retail	1,920	\$10,400.00	\$124,800.00	\$65.00
3rd Floor	Office	1,920	\$5,600.00	\$67,200.00	\$35.00
4th Floor	Office	1,920	\$4,800.00	\$57,600.00	\$30.00
5th Floor	Office	1,920	\$4,000.00	\$48,000.00	\$25.00
TOTAL:		9,600	\$44,800.00	\$537,600.00	\$56.00

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FINANCIALS

PRO FORMA INCOME & EXPENSES

Ground Floor Retail - Vacant	\$125.00 PSF	\$240,000
2nd Floor Retail - Vacant	\$65.00 PSF	\$124,800
3rd Floor Office - Vacant	\$35.00 PSF	\$67,200
4th Floor Office - Vacant	\$30.00 PSF	\$57,600
5th Floor Office - Vacant	\$25.00 PSF	\$48,000
Gross Income	\$56.00 PSF	\$537,600
Vacancy & Collection Loss - 5.00% of PGI		\$(26,880)
Effective Gross Income		\$510,720

Operating Expenses		Source	PSF	% of EGI
Real Estate Taxes (25/26)	\$89,361	Per DOF	\$9.31	17.50%
Insurance	\$14,400	Estimated	\$1.50	2.82%
Common Area Maintenance	\$9,600	Estimated	\$1.00	1.88%
Management Fee - 3.00% of EGI	\$15,322	Estimated	\$1.60	3.00%
Total Operating Expenses	\$128,683		\$13.40	25.20%

NET OPERATING INCOME (NOI) \$382,037

Rental data is based on sources deemed reliable and the best available information but is not guaranteed as to completeness or accuracy. Operating expenses are based on brokerage assumptions and reflect a stabilized pro forma. These assumptions may differ from actual performance, and prospective purchasers are encouraged to independently evaluate all projections.

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AREA OVERVIEW

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AREA PROFILE

The subject property at 41 West 36th Street is located in the heart of Herald Square, one of Midtown Manhattan’s most dynamic and heavily trafficked commercial districts. Situated at the intersection of Broadway, Sixth Avenue, and 34th Street, Herald Square serves as a major transportation hub and retail destination that attracts millions of visitors annually.

The immediate area is anchored by Macy’s, the flagship location of the iconic department store and one of the largest retail establishments in the world. This landmark institution has defined the character of the neighborhood for over a century and continues to draw substantial foot traffic to the surrounding blocks. The concentration of national and international retailers along 34th Street and the adjacent corridors creates a robust retail ecosystem that benefits from both tourist visitation and local consumer demand.

Herald Square’s transportation infrastructure is exceptional, with direct access to multiple subway lines including the B, D, F, M, N, Q, R, and W trains at the 34th Street-Herald Square station, as well as PATH train service connecting to New Jersey. This connectivity makes the area highly accessible to both Manhattan residents and the broader metropolitan workforce. Penn Station, located just blocks to the west, further enhances regional accessibility with Long Island Rail Road, New Jersey Transit, and Amtrak service.

The surrounding Midtown South submarket has experienced significant evolution in recent years, with the area between Herald Square and Madison Square Park emerging as an attractive location for technology, media, and creative office tenants. The neighborhood benefits from its position between the traditional Midtown business district to the north and the vibrant neighborhoods of Chelsea and the Flatiron District to the south

IN THE NEIGHBORHOOD

- Macy’s
- H&M
- Urban Outfitters
- Shake Shack
- Hyatt Place Hotel
- Empire State Building

NEED TO KNOW

- Commuting Times
- 10 minute walk to Penn Station
 - 15 minute walk to Grand Central
 - 20 minute walk to Moynihan Train Hall
 - 30 minute subway ride to Wall Street
 - 30 minute drive to LaGuardia Airport



TRANSPORTATION MAP



AMENITIES MAP

RESTAURANTS

- 1. Keens Steakhouse
- 2. Serafina
- 3. Shake Shack
- 4. Sendo
- 5. La Pecora Bianca
- 6. Ai Fiori
- 7. Zuma
- 8. Black Tap Craft Burgers
- 9. Wolfgang’s Steakhouse

NIGHTLIFE

- 10. The Ragtrader
- 11. Den Social Lounge
- 12. 5th & Mad

SHOPPING

- 13. Macy’s
- 14. Target
- 15. H&M
- 16. Banana Republic
- 17. Zara
- 18. Superdry
- 19. Roche Bobois
- 20. Nordstrom Rack

HOTELS

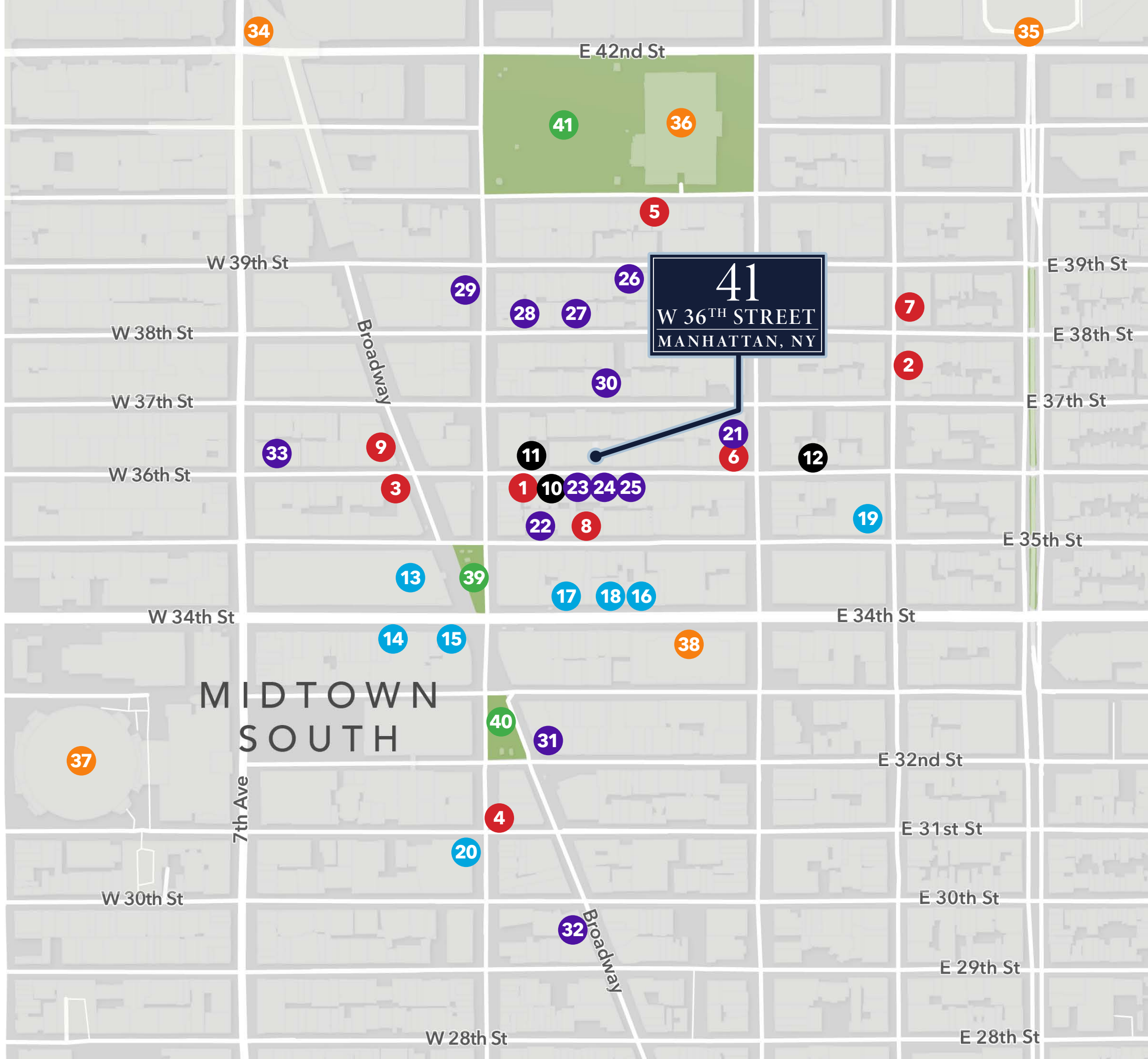
- 21. The Langham
- 22. Hilton Garden Inn
- 23. Hyatt Place New York
- 24. Best Western Premier
- 25. Le Soleil
- 26. Grayson Hotel
- 27. Archer Hotel
- 28. Refinery Hotel
- 29. Residence Inn
- 30. Marriott Vacation Club
- 31. Martinique
- 32. Virgin Hotels NYC
- 33. Moxy NYC

LANDMARKS

- 34. Times Square
- 35. Grand Central
- 36. NY Public Library
- 37. Madison Square Garden
- 38. Empire State Building

PARKS

- 39. Herald Square Park
- 40. Greeley Square Park
- 41. Bryant Park



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