

PRIME CHELSEA COMMERCIAL CO-OP FOR SALE



GROUND 4,200 SF

LOWER LEVEL 3,200 SF

FRONTAGE 30'

PRICE \$3,950,000

BUILDING SIZE 50' x 112'

BLOCK & LOT 800-23

ZONING M1-6

MONTHLY EXPENSES \$7,194.64

PRIME FEATURES:

30' of frontage on West 24th Street with approximately 16' ceilings on the ground floor

Extensive renovation and all new infrastructure (electric, HVAC and plumbing)

Lower level private offices and conference room

Soaring double height office area with skylights

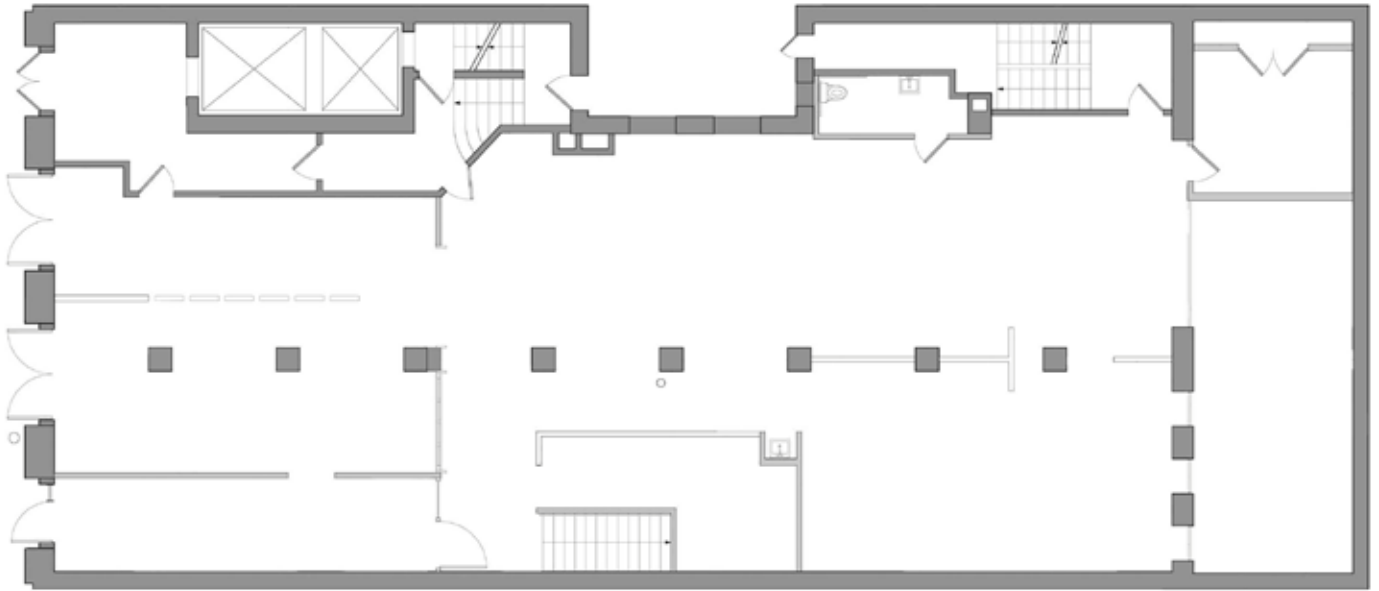
Divisible (natural middle dividing line) for two retail units

Restaurant use allowed

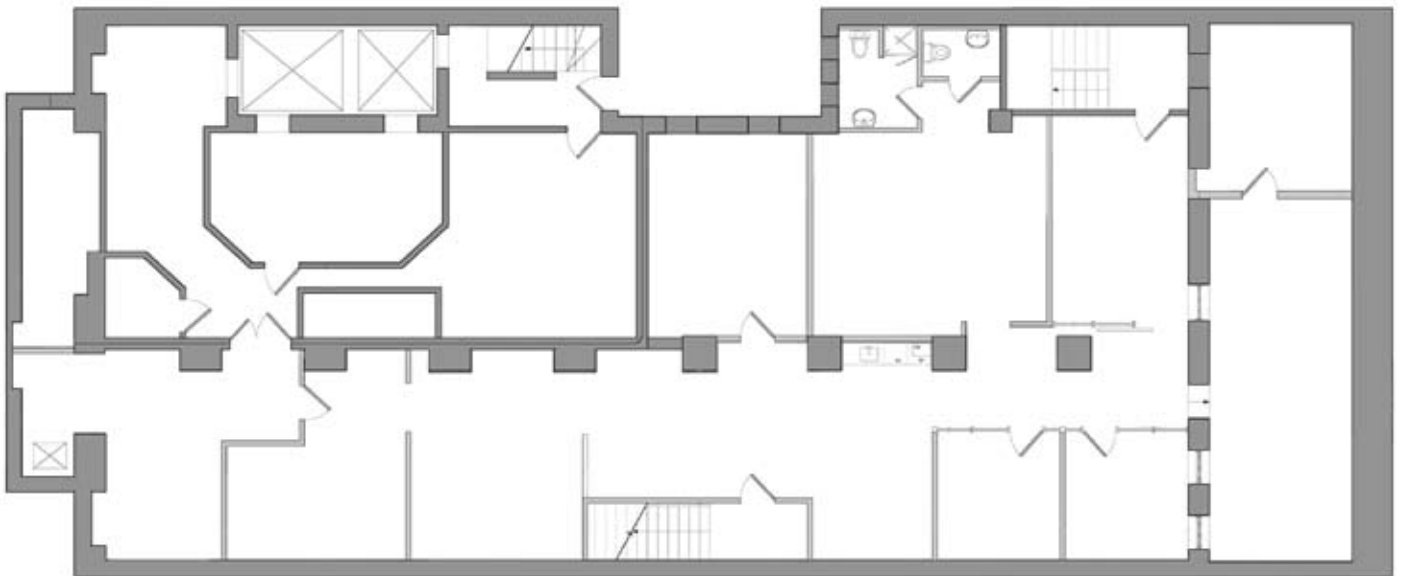
Neighboring Tenants: Olde Good Things, Whole Foods, Starbucks, Chase, Tekserve

MICHAEL GLANZBERG 212.604.9004
michael@sinvin.com

ALEX BAUMOL 646.673.8759
alex@sinvin.com



Ground Floor Plan



Basement Floor Plan