

# High End West Chelsea Loft For Sale

## 521 West 23<sup>rd</sup> Street, 2<sup>nd</sup> Floor

### New York, NY 10011



#### **Building Information:**

Location:	On the North Side of West 23rd Street between Tenth and Eleventh Avenues.
Block / Lot:	695 / 1202
Lot Dimensions:	50' x 98.75' (Approx.)
Lot Area:	4,938 SF (Approx.)
Building Stories:	10
Building Dimensions:	50' x 98.75', 90' on floors 2-10 (Approx.)
Landmark Status:	None
Zoning:	C6-2A

#### **Condominium Information:**

Floor Dimensions:	50' x 90' (Approx.)
Floor Gross Sq. Footage:	4,500 SF (Approx.)
Common Charges:	\$2,109 per month
RE Taxes (14/15):	\$53,396



*View From The High Line*

#### **Property Description**

A second floor loft condominium located just steps away from the High Line entrance. The unit is approximately 4,500 gross SF and will be delivered vacant. The full floor unit benefits from 13' ceilings, great wall space and mixed-use zoning which permits residential and commercial uses.

Situated in the highly desirable Chelsea Gallery District, this loft unit offers an ideal opportunity for a creative buyer looking to live and work in this prospering neighborhood. Condominium sales for new developments in West Chelsea are pushing well north of \$2,500 per sq. ft. and multiple units in the building have recently undergone conversions to residential loft space.

## **Asking Price:**

# **\$5,950,000**

*For Financing Inquiries Contact Jessica Ke*  
212-589-5106

**For Additional Information, Please Contact Exclusive Sales Agents:**

Brock Emmetsberger <i>Executive Director</i> brock.e@cushwake.com 212-696-2500 x7776	Billy Simons <i>Senior Associate</i> billy.simons@cushwake.com 212-696-2500 x7794
---	--

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

**275 Madison Avenue • Third Floor • New York, NY 10016 • 212.696.2500 • Fax 212.696.0333**  
**THE BRONX BROOKLYN MANHATTAN NASSAU NEW JERSEY QUEENS STATEN ISLAND**  
**WESTCHESTER**

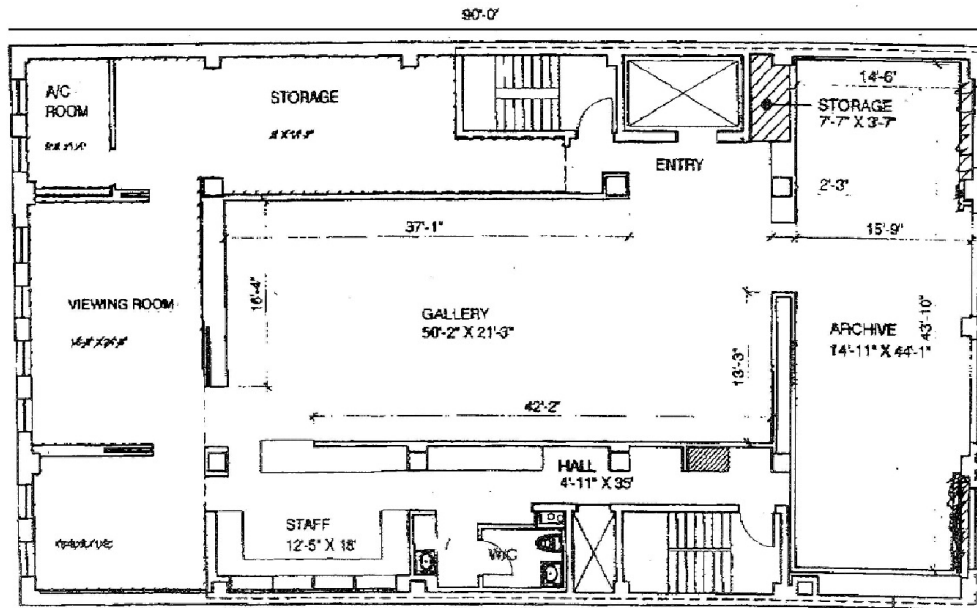
# High End West Chelsea Loft For Sale

## 521 West 23<sup>rd</sup> Street, 2<sup>nd</sup> Floor

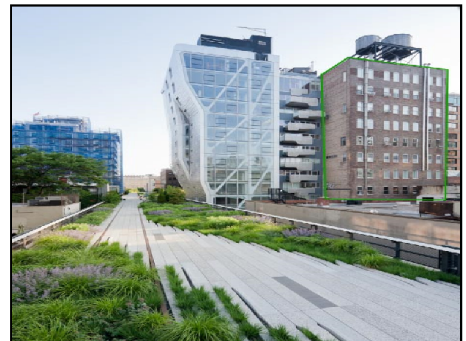
### New York, NY 10011



**MASSEY  
KNAKAL**



1 **FLOOR PLAN**  
not to scale



**For Additional Information, Please Contact Exclusive Sales Agents:**

Brock Emmetsberger  
Executive Director  
brock.e@cushwake.com 212-696-2500 x7776

Billy Simons  
Senior Associate  
billy.simons@cushwake.com 212-696-2500 x7794

**Asking Price:**  
**\$5,950,000**

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

275 Madison Avenue • Third Floor • New York, NY 10016 • 212.696.2500 • Fax 212.696.0333

THE BRONX BROOKLYN MANHATTAN NASSAU NEW JERSEY QUEENS STATEN ISLAND WESTCHESTER