

204 W 21st St

Multi-Family Townhouse · Block & Lot 770-44 · Chelsea

A RARE opportunity for a residence with income in a prime location! This charming townhouse with a beautiful south-facing garden sits on a quiet street in one of the most "in demand" districts of Manhattan. Built in 1910, this 22.5 foot wide, 3,000 square foot town home in iconic Chelsea is a real find. The bottom two floors are vacant and ready to be converted and extended into a spectacular owner's duplex. The upper two floors provide income from four rent stabilized apartments which more than covers all building expenses. Additionally, up to 6,000 square feet of air rights are available for purchase. It's an ideal home in a great location for anyone who desires the best of New York in a neighborhood known for its restaurants, shops, galleries and so much more.

FEATURES

- Garden

\$3,000,000 (Approx. \$1,005 /Sq.Ft.)

\$26,018 Annual RE Taxes

- 8 Units
- 4 Floors
- 16 Rooms
- 8 Baths

Lot Dimensions: 22'5 x 69'
Building Dimensions: 22 x 35
Bldg Sq. Footage: 2,984
Zoning: C2-5/R8A



Christine Toes Vice President Licensed Associate RE Broker

p. (212) 941-2551 ctoos@corcoran.com

Patrick Lilly Senior Vice President Licensed Associate RE Broker

p. (212) 941-2551 PLGROUP@Corcoran.com

All material herein is intended for information purposes only and has been completed from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes, or withdrawal without notice. All zoning, square footage and uses must be independently verified