

128 W 23rd St

Mixed Use Townhouse : Block & Lot 798-59 : Chelsea

128 West 23rd Street is a 25' wide, 4-story plus basement loft building located between Avenue of the Americas and Seventh Avenue in the Chelsea neighborhood of Manhattan. All leases are well below market and three of the four floors have the potential to be delivered vacant. The third floor tenant has protected IMD status. The property is individually metered for electric service and the roof is approximately seven years old. The retail tenant currently occupies the entire ground floor and has direct access to the rear yard and basement. The second floor commercial tenant benefits from a large retail window providing increased exposure for the business. Both units operate on gas modine heating with window A/C units. The third floor is occupied by an IMD tenant and the fourth floor is currently divided into a front and rear unit. Both fourth floor units have full bathrooms, with the rear unit featuring an outdoor deck. The front unit also has a kitchennette in place. The third and fourth floor operate on electric heat and A/C. Located in a C6-3X zone, the site benefits from 25' of frontage along West 23rd Street and high ceilings throughout (13' on the second floor and 9.5' on the 3rd and 4th floors). The property is being sold without air rights. The building is a well located asset for a user or investor.

\$4,500,000 (Approx. \$789 /Sq.Ft.)

\$58,194 Annual RE Taxes

- 11 Rooms
- 5 Baths

Lot Dimensions: 25'x98.75'
Building Dimensions: 25'x62'
Bldg Sq. Footage: 5,700
Zoning: C6-3X



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