

308-310 W 21st St

Townhouse · Block & Lot 744-46/47 · Chelsea

Two adjacent five-story walk-up buildings with twenty-four (24) residential units, fifteen (15) of which are rent-stabilized and the remaining nine (9) have free-market status. The units are configured as eleven (11) studios, eleven (11) one-bedrooms, one (1) three-bedroom and one (1) four-bedroom. The rent stabilized units are averaging \$1,135 at the time of this evaluation. Overall, the residential rents are averaging \$66 / SF, providing significant upside for an investor.

\$14,000,000 (Approx. \$1,014 /Sq.Ft.)

\$99,908 Annual RE Taxes

- 24 Units
- 5 Floors
- 29 Rooms
- 26 Baths

Lot Dimensions: 4600
Building Dimensions: 25'x67'
Bldg Sq. Footage: 13,800
Zoning: R7B

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

