

504 W 22nd St

Mixed Use Townhouse · Block & Lot 693-37 · Chelsea



Five story loft building in the West Chelsea neighborhood of Manhattan. A rare offering located directly adjacent to The High Line, 504 West 22nd Street provides ideal rooftop frontage nestled close enough to benefit from the park's energy and excitement, but just high enough above the trestles to provide adequate peace and privacy. The property will be delivered vacant and benefits from C6-2 / WCH zoning which allows for the building to be repositioned into either high-end residential townhome or gallery use. The immediate vicinity features highly celebrated condominium developments, impressive residential rentals and dozens of art galleries and showrooms. Nearby residence have achieved sell outs north of \$3,000 / SF and art institutions within steps of the property include Paula Cooper, Matthew Marks and the Dia Art Foundation. For potential curb cut availability, please inquire.

\$7,250,000 (Approx. \$1,484 /Sq.Ft.)

- 99 Rooms
- 99 Baths

Bldg Sq. Footage: 4,885
Zoning: C6-2/WCH



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