

# 404 W 22nd St

Multi-Family Townhouse : Block & Lot 719-46 : Chelsea

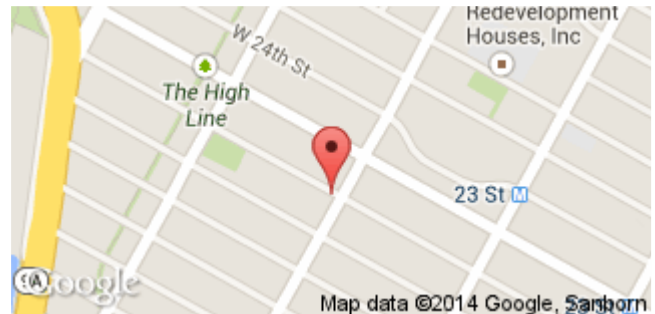
**\$5,995,000** (Approx. \$1,529 /Sq.Ft.)

\$31,371 Annual RE Taxes



- 5 Units
- 5 Floors
- 12 Rooms
- 5 Baths

Lot Dimensions: 14.25 x 72  
 Building Dimensions: 14 x 52  
 Bldg Sq. Footage: 3,920  
 Zoning: R7B



404 West 22nd Street is a 5 unit, 5 floor, original James L. Wells, row house apartment building located in West Chelsea's vibrant and exciting historic district. Currently, the residential units are configured as; one, 2 bedroom, 2 bath, garden duplex with 2,WBFP's. Two, 1 bedroom flow-through apartments with 10' ceilings and WBFP, One, 1 bedroom duplex with open loft area and WBFP and one, Studio apartment with WBFP and pullman type kitchen. All apartments are receiving market rents and the building is being delivered vacant. There stands to be a great upside potential while operating this well maintained property. You too can be the proud owner of this circa 1840's Italianate style row house on a leafy block in the West Chelsea's Historic District, just steps from the HighLine Park, Hudson River bike paths, sporting activities, Chelsea Piers athletic complex, famous Chelsea Market for fine fresh produce, baked goods, meats and seafood shops, etc, Art galleries and abundant restaurants of this go-to New York City neighborhood. This immaculate Row House has maintained its fashionable architectural detailing, as seen in its original carved and paneled solid wood entrance doors, decorative cast iron grillwork, stone lintels and sills, ornamental bracket cornice and ball top pedestal entry railings leading to its English basement.

- 1:
- 2:
- 3:
- 4:
- 5:

## FEATURES

- Garden
- Wood-burning fireplace

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