

31 W 26th St

Mixed Use Townhouse · Block & Lot 828-15 · Flatiron District

A 25' wide, 6-story plus basement office building located at the southern most portion of the Madison Square Park Historic District. The property is approximately 11,094 square feet above grade and consists of a retail store and five floor-through renovated luxury offices above. Each floor has extremely large windows allowing tremendous light throughout each floor. Each floor has its own natural gas fired boiler located in the cellar which allows each floor to control its own heating level. The gas and electricity are supplied and directly metered to each floor. There are two bathrooms per floor except for the store which has one. The newly installed windows are of the commercial type, brown anodized frames with insulated glass. There is a fire escape in the rear. This extraordinary property which could be delivered vacant is a must see and would be ideal for a company seeking a new headquarters or any end-user looking to occupy an entire building. The property lies at the center of a district which is a key hub for major corporations, TAMI sectors (technology, advertising, media and information), specialty and creative industries, tourism, shopping, dining, and entertainment. This immediate area has a well established hospitality industry thanks to a crop of luxury boutique hotels including the Flatiron Hotel, the Ace Hotel and the NoMad. Conveniently located just a short walk away from Madison Square Park, Gramercy Park,

\$14,995,000 (Approx. \$1,352 /Sq.Ft.)

\$63,337 Annual RE Taxes

- 6 Units
- 6 Floors
- 99 Rooms
- 5 Baths

Lot Dimensions: 25x99
Building Dimensions: 25x97
Bldg Sq. Footage: 11,094
Zoning: M1-6



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