

545 West 25th Street

Sixth Floor Commercial Condo For Sale or Lease

New York, NY



Address: 543-45 West 25th Street, New York, NY 10011

Location: The north side of West 25th Street between Tenth and Eleventh Avenues

Block / Lots: 697/1006 & 1021

Lot Size/Area: 65' 6" x 98' 9" / 6,468 SF (Approx.)

Zoning: M1-5

Unit Gross SF: 4,140 SF (Approx.)

North Side SF: 1,970 SF (Approx.)

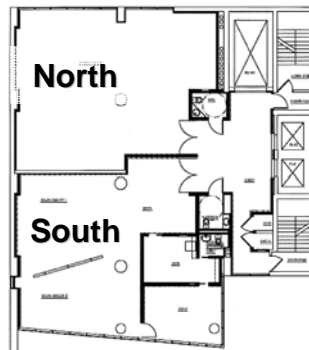
South Side SF: 2,170 SF (Approx.)

Annual RE Taxes (09/10): \$44,522

North Side SF: \$18,550 (09/10)

South Side SF: \$25,972 (09/10)

Monthly Common Charges: \$3,232



Description:

The property is a recently constructed commercial condo on the 6th floor of the Chelsea Arts Tower. Originally completed in 2006, the unit boasts 10' to 11' ceilings, Hudson River views, floor to ceiling windows, new HVAC systems, electronic keyed elevator access and 24-hour doorman. The property also benefits from onsite management and special event space on the Penthouse Floor.

Located steps from the High Line in the heart of the Chelsea Gallery District, this condominium would be ideal for gallery, show room or office use. **The unit has been divided into two tax lots and is being offered as separate condos or as a full floor.**

Asking Price:
\$3,250,000

or

\$1,750,000 for North Side

\$1,950,000 for South Side

For further sales information or inspection, please contact Exclusive Agents:

For leasing information:

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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