



# CHELSEA RETAIL / OFFICE CO-OP FOR SALE

## 127 WEST 24TH STREET

Between Sixth and Seventh Avenues, New York, NY

### Availability

Ground: 4,145 SF

Below Grade: 3,373 SF

**Total: 7,518 SF**

### Asking Price

\$3,595,000

**Maintenance Charges:** \$7,195 per month inclusive of real estate taxes (\$11.48 per SF)

### Building Features

- 30' of glass frontage
- 16' ceilings on the ground floor
- Prime Chelsea location within close proximity to public transportation including the A, C, E, 1, F, M, N & R trains.
- Ideal for restaurants, showrooms, retailers, medical offices and creative users
- Attractively renovated with exposed beam ceilings, new HVAC systems, and an efficient layout

For more information please visit  
[www.rudderpg.com/127w24th](http://www.rudderpg.com/127w24th) or contact:

#### Michael Rudder

Principal

Office: (646) 415-6168

Mobile: (646) 483-2203

[mrudder@rudderpg.com](mailto:mrudder@rudderpg.com)

#### Michael Heller

Director of Office Leasing & Sales

Office: (646) 415-6188

Mobile: (917) 439-2198

[mheller@rudderpg.com](mailto:mheller@rudderpg.com)



# CHELSEA RETAIL / OFFICE CO-OP FOR SALE

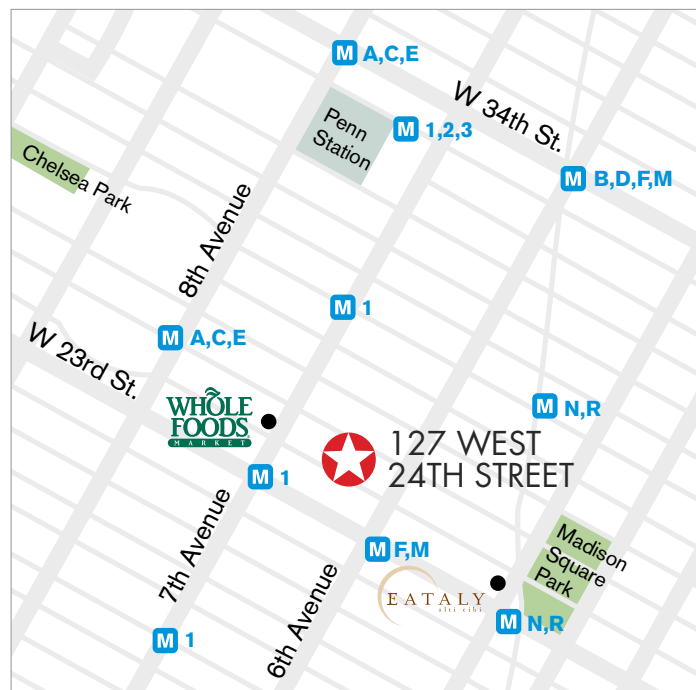
## 127 WEST 24TH STREET

### Overview

Rudder Property Group is pleased to offer the ground floor and basement co-op at 127 West 24th Street for sale. This loft-like space offers a restaurateur, retailer, showroom or office user the unique opportunity to own their space in the ever-improving Chelsea neighborhood. The ground floor features 16' ceilings and 30' of glass frontage along 24th Street, while the below grade space is constructed as high-end offices with an enormous light well in the back of the space.

The vacant unit is well priced and has virtually no loss factor associated with the square footage measurement. The carrying costs are comparatively low and there is no underlying mortgage on the building.

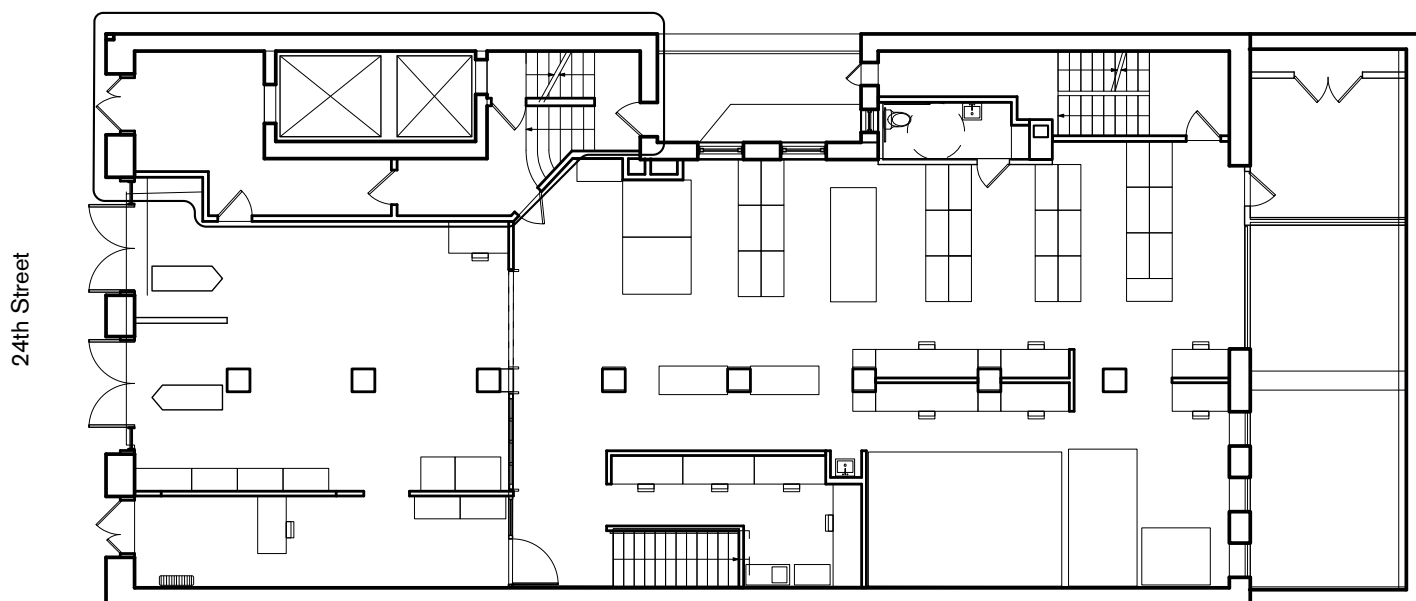
The building is a 36,000 square foot, 7-story office co-op that is zoned M1-3 and was constructed in 1904.



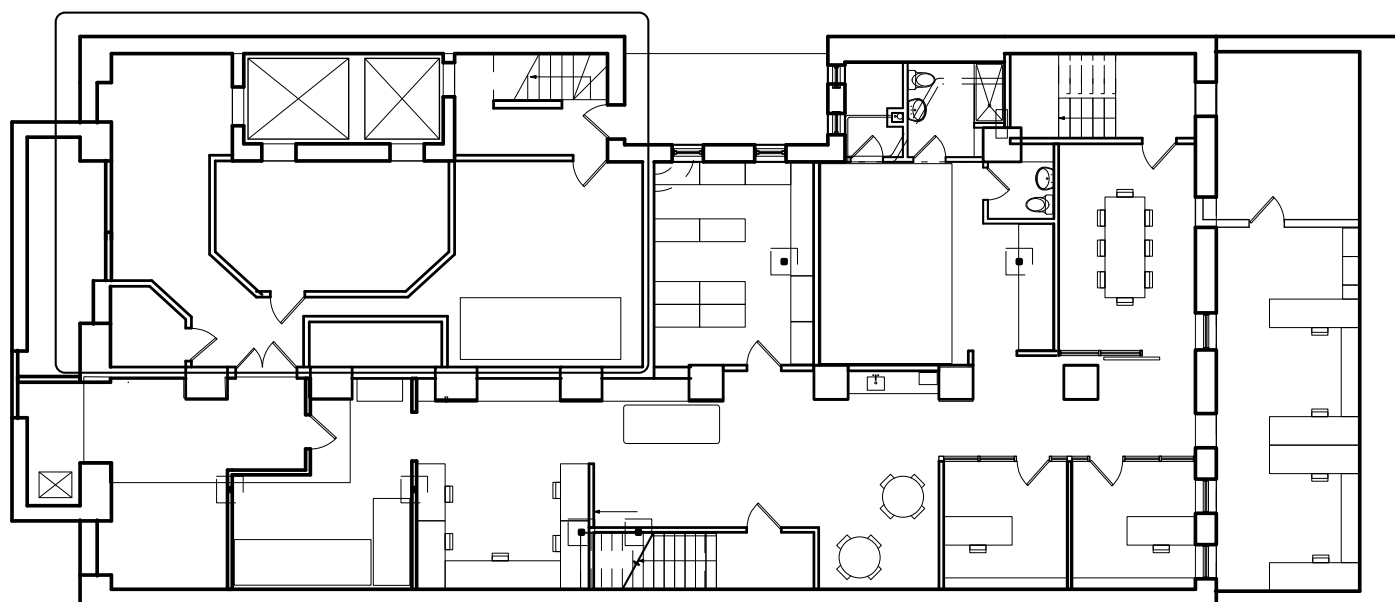
The complete terms are in an Offering Plan available from the Sponsor. All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale, and to any listing conditions, including the prices. Any square footage dimensions set forth are estimates.

# CHELSEA RETAIL / OFFICE CO-OP FOR SALE

## 127 WEST 24TH STREET



Ground Floor



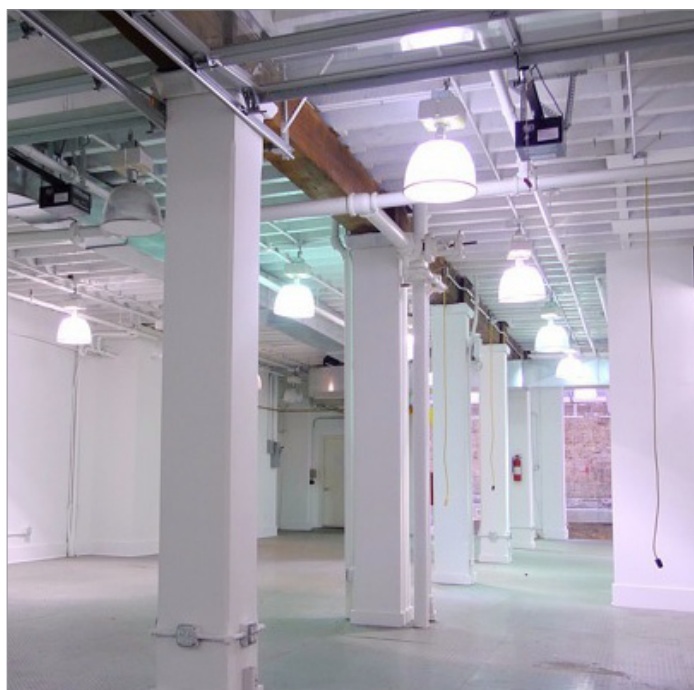
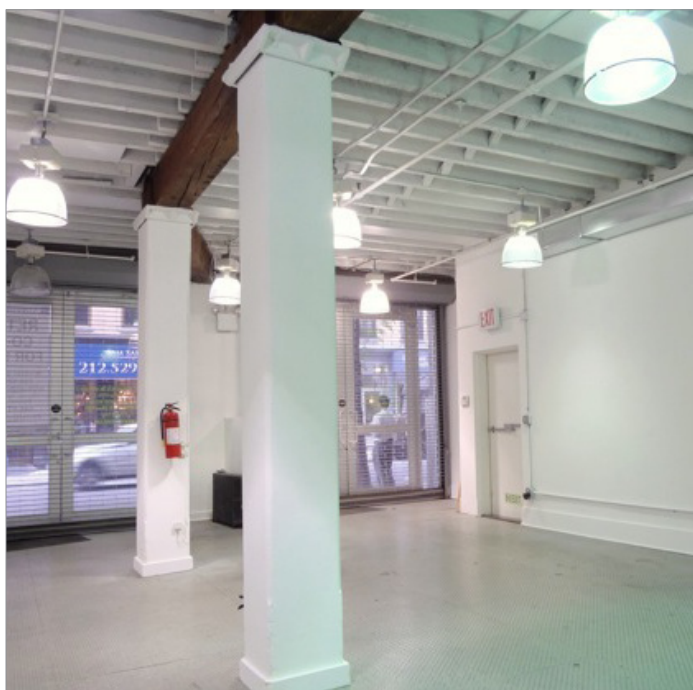
Cellar Floor

The complete terms are in an Offering Plan available from the Sponsor. All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale, and to any listing conditions, including the prices. Any square footage dimensions set forth are estimates.



# CHELSEA RETAIL / OFFICE CO-OP FOR SALE

## 127 WEST 24TH STREET



The complete terms are in an Offering Plan available from the Sponsor. All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale, and to any listing conditions, including the prices. Any square footage dimensions set forth are estimates.

# CHELSEA RETAIL / OFFICE CO-OP FOR SALE

## 127 WEST 24TH STREET



For more information please visit  
[www.rudderpg.com/127w24th](http://www.rudderpg.com/127w24th) or contact:

**Michael Rudder**

Principal

Office: (646) 415-6168

Mobile: (646) 483-2203

[mrudder@rudderpg.com](mailto:mrudder@rudderpg.com)

**Michael Heller**

Director of Office Leasing & Sales

Office: (646) 415-6188

Mobile: (917) 439-2198

[mheller@rudderpg.com](mailto:mheller@rudderpg.com)

