

CHELSEA COMMERCIAL
CONDOMINIUM FOR SALE

207 W 25th

Between Seventh and Eighth Avenues
NEW YORK CITY



Rudder
Property Group

**Availability**

Ground Floor: 7,012 RSF
2nd Floor – 13,452 RSF

Total: 20,464 RSF

Ground Floor Asking Price:

\$8,414,400 (\$1,200/RSF)

Second Floor Asking Price:

\$11,770,500 (\$875/RSF)

Total Asking Price:

\$20,184,900

Estimated Annual Common Charges:

Ground Floor: \$84,048 (\$11.99/RSF)
2nd Floor: \$114,000 (\$8.47/RSF)

Total: \$198,048

Estimated Annual Real Estate Taxes:

Ground Floor: \$63,814 (\$9.10/RSF)
2nd Floor: \$85,191 (\$6.33/RSF)

Total: \$149,005

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The 20,464 RSF commercial condominium at 207 West 25th Street presents a unique opportunity for ground and second-floor retail, showroom or office space in the heart of Chelsea. Located just off Seventh Avenue, directly across from Whole Foods, this location offers exceptional visibility and accessibility with a dedicated entrance and signage opportunities. With 14'11" ceilings, exposed brick, and an interconnecting staircase, the space is ideal for creative offices, retailers, showrooms, or other commercial users.

Building & Unit Features:

- Prominent dedicated entrance with signage opportunity.
- Interconnecting staircase between showrooms on the ground and second floor.
- 14'11" loft-like ceilings on the ground floor, 12'4" ceilings on the 2nd floor.
- Rare opportunity to own a building-within-a-building in Midtown South.
- First class showroom installation in a prime Chelsea location across from Whole Foods and luxury developments.
- Attended lobby, 24/7 building access, large loading dock and two oversized freight elevators.
- Close proximity to Madison Square Park, Madison Square Garden, multiple subway lines and many restaurants.
- Ideally located steps from the 1, C, E, F, M, N, R subway lines and the PATH train, and within walking distance to Penn Station.
- Purchasers are eligible for over 90% loans, making the cost of owner/occupancy less than the cost of leasing over a five to 10 year period.
- Within a half-mile radius, the area features an exceptionally high population density of over 70,000 residents, supported by median household incomes exceeding \$140,000.

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**Rudder Property Group**

36 West 44th Street
New York, NY 10036
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Dedicated entrance with 7,012 RSF of high-visibility space with 14'11" ceilings, ideal for creative offices, retail, or showrooms.



Ideal for showroom, office or creative users



Interconnecting staircase between the ground and second floors



13,452 RSF 2nd floor with 12'4" ceilings and loft-style architecture



Huge wall of windows providing ample natural light.

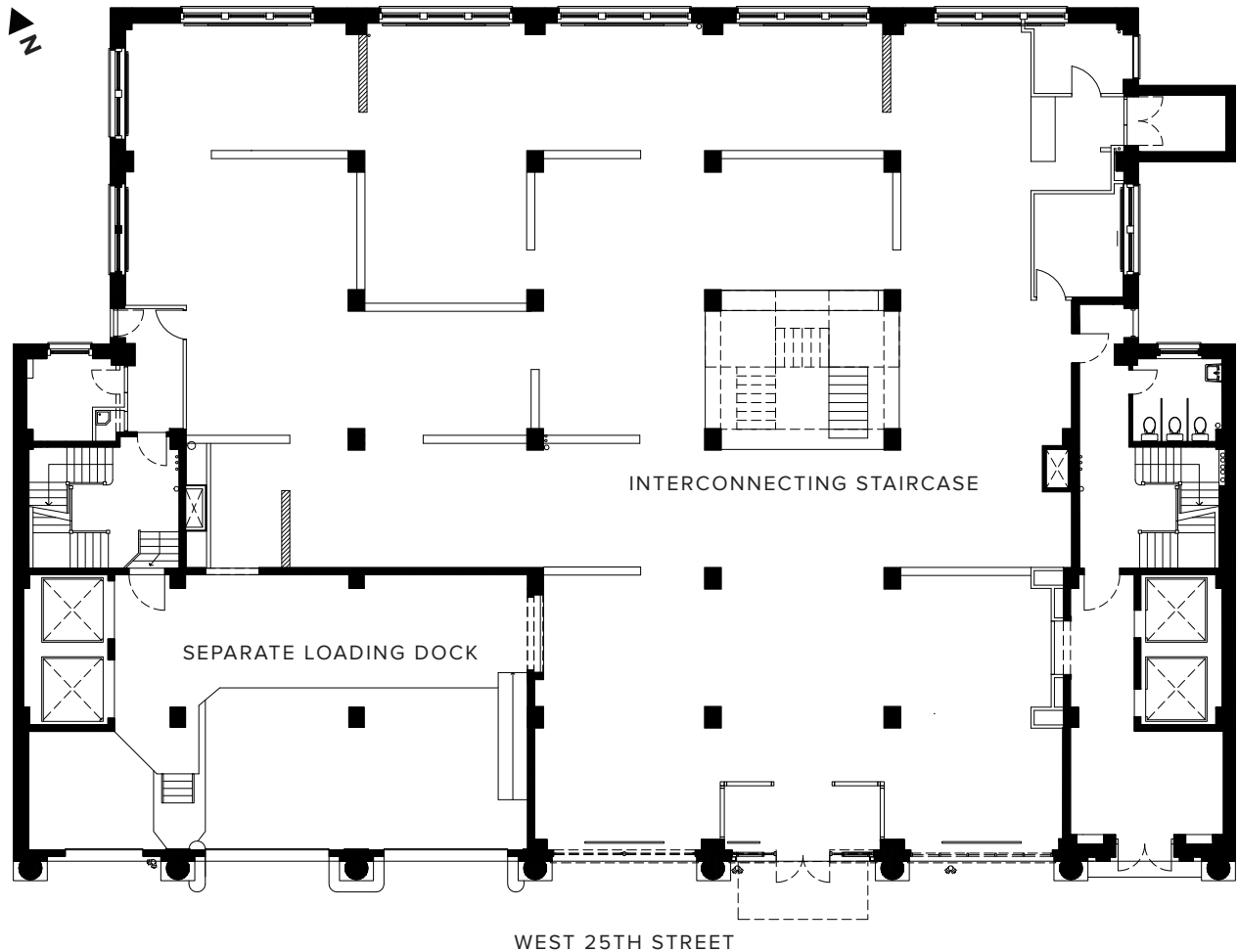


First class showroom installation

CHELSEA COMMERCIAL CONDOMINIUM FOR SALE

207 W 25th

Between Seventh and Eighth Avenues
NEW YORK CITY



Ground Floor
7,012 RSF

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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. Floor plan represents only an approximation of the size and perimeter of the Unit(s). Details, including but not limited to, partitions and furniture shown hereon, are for demonstration purposes only and do not reflect existing conditions, which likely vary from the conditions shown hereon. Any square footage dimensions set forth are estimates based on approximate rentable measurements.

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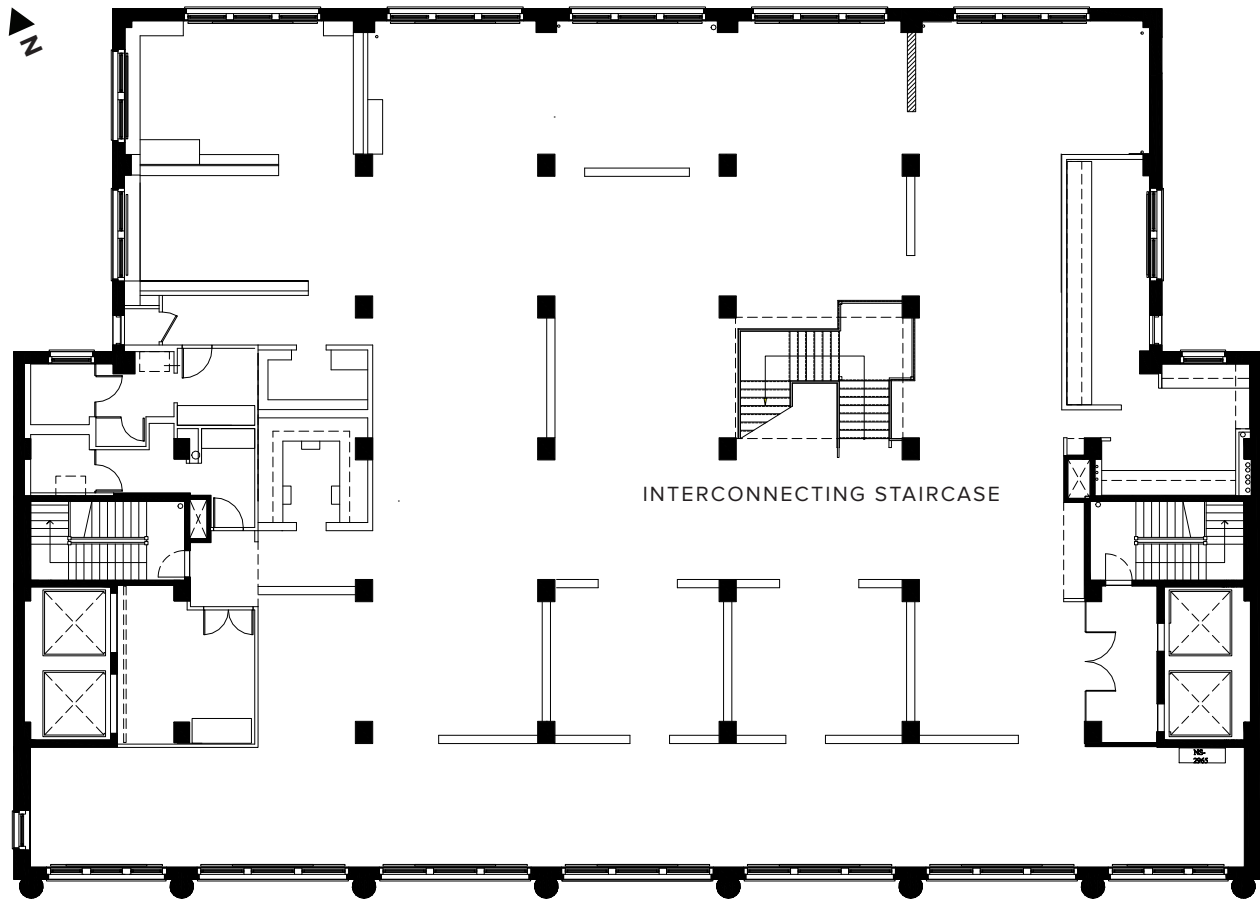
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CHELSEA COMMERCIAL CONDOMINIUM FOR SALE

207 W 25th

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WEST 25TH STREET

2nd Floor
13,452 RSF

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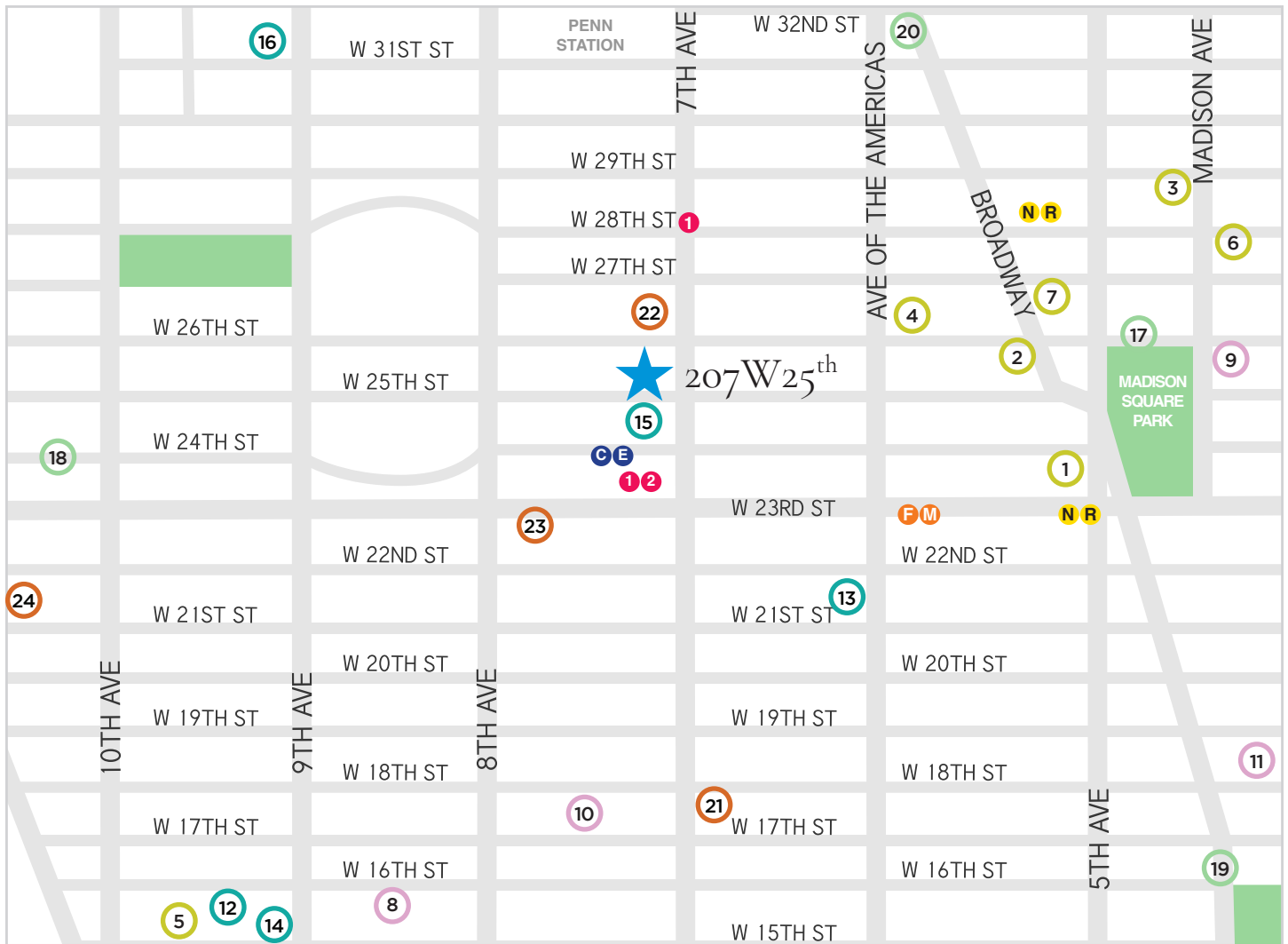
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207 West 25th Street is situated in a variety of dining, retail, office tenants, parks, and cultural landmarks including:

Restaurants & Cafés

- 1 Eataly NYC Flatiron
- 2 La Pecora Bianca
- 3 Scarpetta
- 4 The Grey Dog
- 5 Miznon
- 6 Café Grumpy
- 7 The Smith

Office Tenants

- 8 Google NYC Headquarters
- 9 Yelp NYC
- 10 X NYC
- 11 Warner Bros. Discovery

Retailers

- 12 Chelsea Market
- 13 Trader Joe's
- 14 Anthropologie
- 15 Whole Foods Market
- 16 Peloton Showroom

Parks & Outdoor Spaces

- 17 Madison Square Park
- 18 The High Line
- 19 Union Square Park
- 20 Greeley Square Park

Cultural Landmarks

- 21 The Rubin Museum of Art
- 22 The Museum at FIT
- 23 Cinepolis Chelsea
- 24 Chelsea Art Galleries

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