

# MEATPACKING DISTRICT COMMERCIAL TOWNHOUSE FOR SALE

**241**  
**W 14**

New York, NY

between Seventh and Eighth Avenues



**Rudder**  
Property Group



# MEATPACKING DISTRICT COMMERCIAL TOWNHOUSE FOR SALE

**241**  
**W 14**

**241 West 14<sup>th</sup> Street**  
**New York, NY**

between Seventh and Eighth Avenues

## AVAILABLE

### Entire Townhouse:

12,320 RSF

### Asking Price:

\$22,000,000

### Annual Operating Expenses:

\$20,149 (\$1.64/RSF)

### Annual Real Estate Taxes:

\$35,811 (\$2.90/RSF)

### Lot Size:

3,011 square feet

### Lot Dimensions:

29.17 ft x 103.25 ft

### Zoning:

C6-2A

241 West 14th Street, known as the legendary Norwood Club, is a five-story commercial brownstone townhouse located in the heart of the Meatpacking District, Chelsea and the West Village, between Seventh and Eighth Avenues. The property was built in 1847 for bond merchant Andrew S. Norwood – who was an active developer in the 14th Street area – and known as the Andrew Norwood House. In 2007, the property was turned into the Norwood Club, a private club that draws its membership from New York City's arts and creative community. British interior designer Simon Costin designed the property without losing its artistic and historical integrity, and it contains 13 marble fireplaces, mahogany interior doors, elaborate plaster ceiling moldings, a cast iron balcony, an elegant curving staircase, and a stained glass skylight. The property also includes a restaurant, two lounge bars, a screening room and a walled garden with seating. The top floor houses the screening room and a small roof deck. A hidden door on the main floor leads to a staircase to the lower dining room, which members can use for private events. The property has been a NYC Landmark since 1978 and on the National Register of Historic Places since 1979.

241 West 14th Street is an ideal owner/user opportunity for non-profits, foundations, hedge funds, family offices, medical professionals and foundations. Located in NYC's epicenter of art and commerce, the property is in close proximity to the High Line, the Hudson River Park and the Whitney Museum.

### Property Highlights

- National registered historic townhome in the heart of the Meatpacking District, West Village and Chelsea
- Known as the Norwood Club, a renowned private arts club
- The 30' wide property was constructed in 1847. Purchaser may benefit from historic tax credits
- Commercial certificate of occupancy and is ADA Compliant
- Public Assembly CofO, which permits an eating and drinking establishment
- The property is sprinklered, has a new commercial elevator, a commercial kitchen, a dumb-waiter and bathrooms on every floor
- Large outdoor space with legal occupancy
- Existing mortgage is potentially assumable

[WWW.RUDDERPG.COM/241W14](http://WWW.RUDDERPG.COM/241W14)

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Suite 1411  
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Lounge Space



Commercial Kitchen





Dining Room



Interior Staircase





Theatre



Lower Level Gallery





Outdoor Space

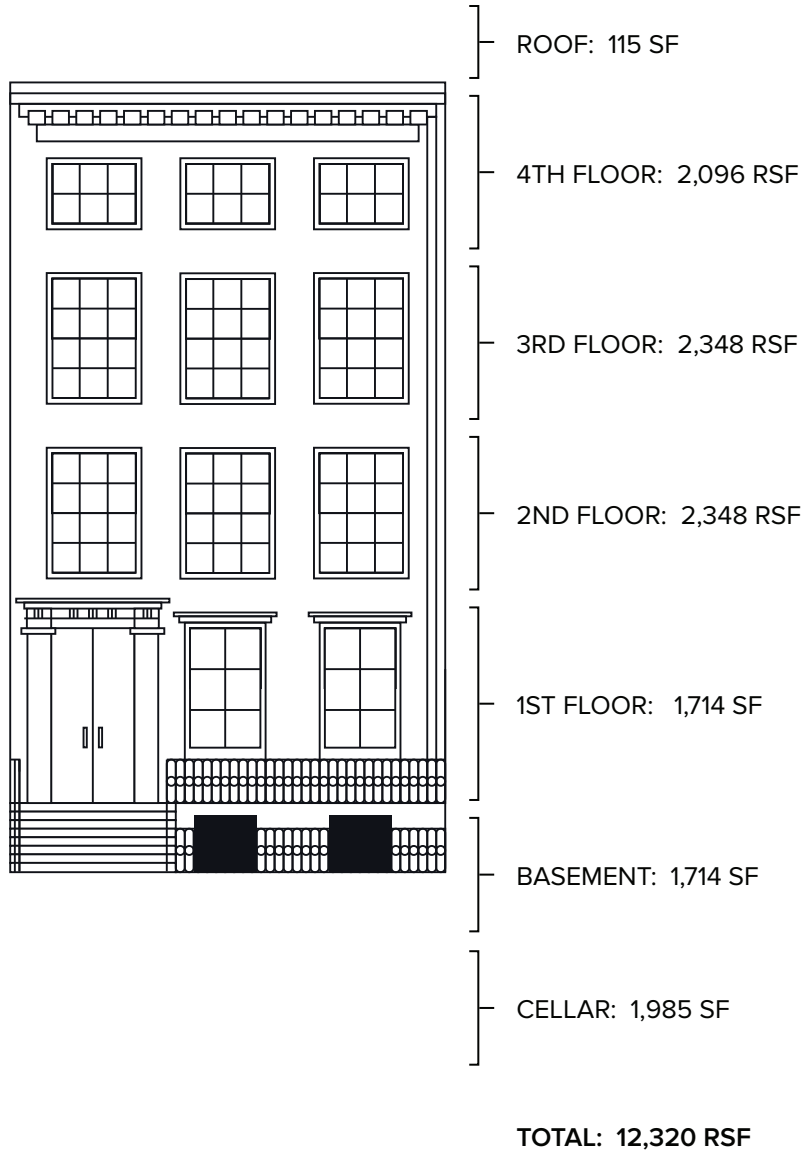


Meatpacking District



# 241 W 14

## STACKING PLAN



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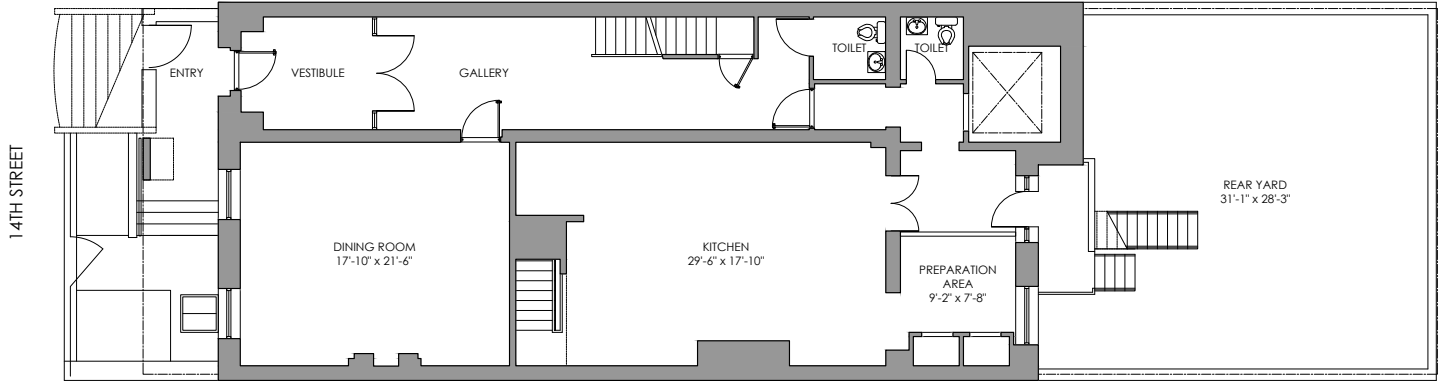
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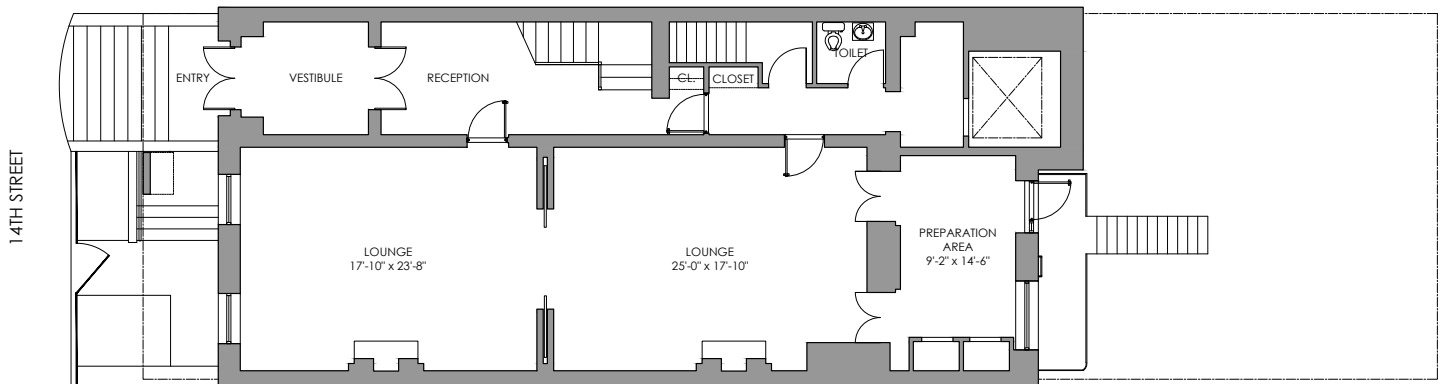
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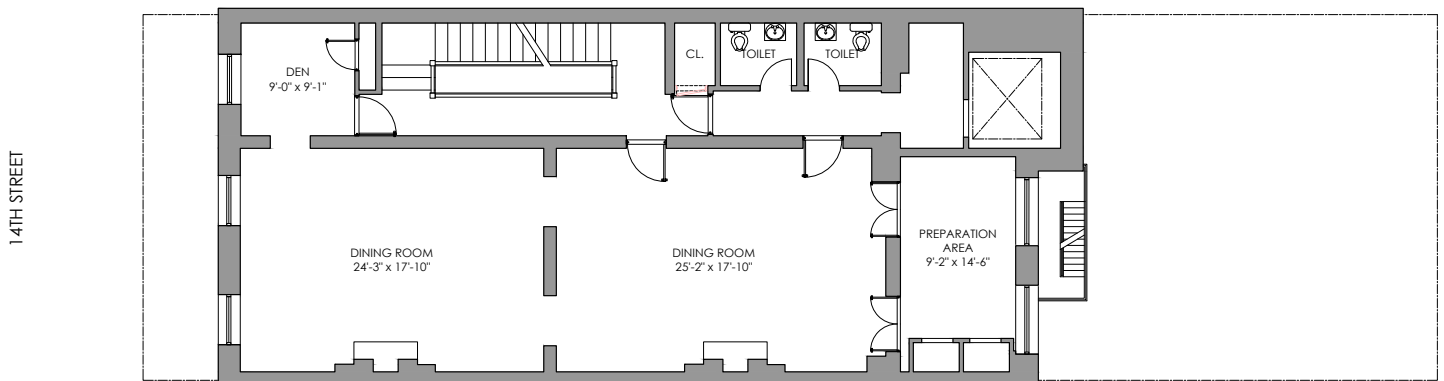
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BASEMENT: 1,714 SF



FIRST FLOOR: 1,714 SF



2ND FLOOR: 2,348 RSF

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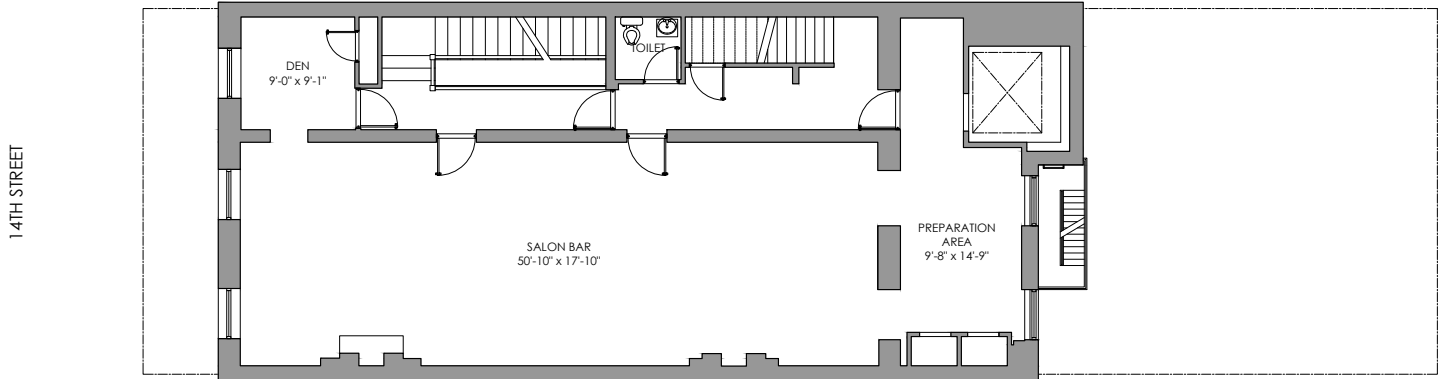
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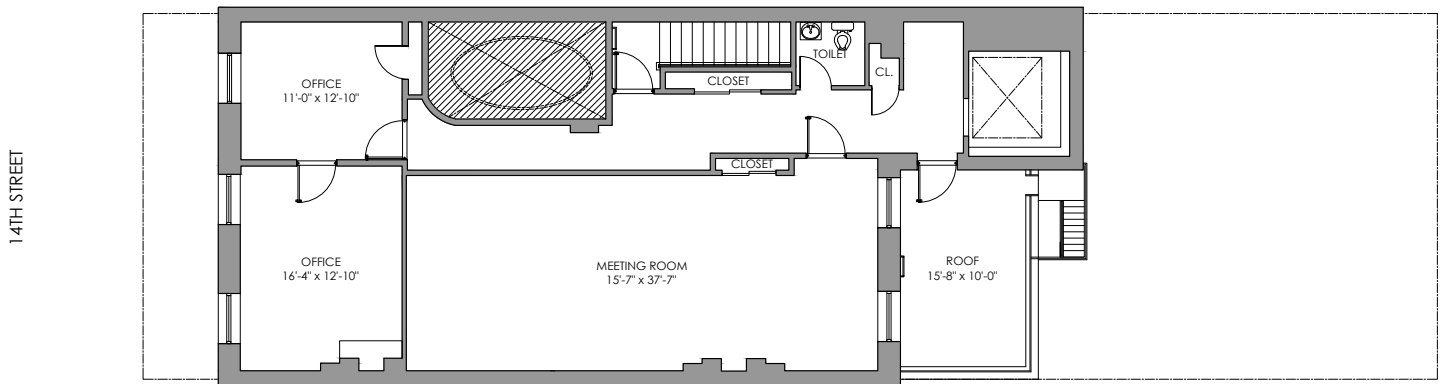




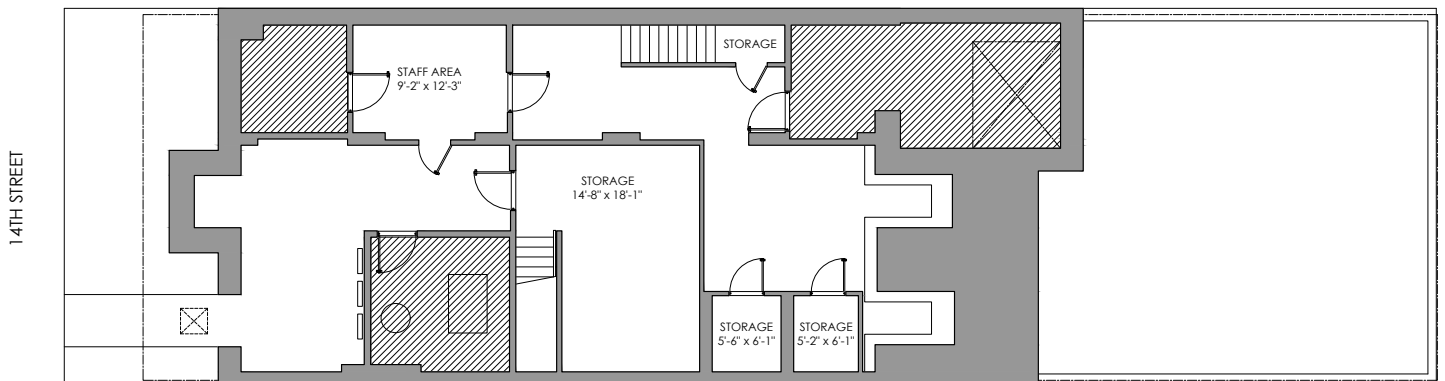
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3RD FLOOR: 2,348 RSF



4TH FLOOR: 2,096 RSF



CELLAR: 1,985 SF

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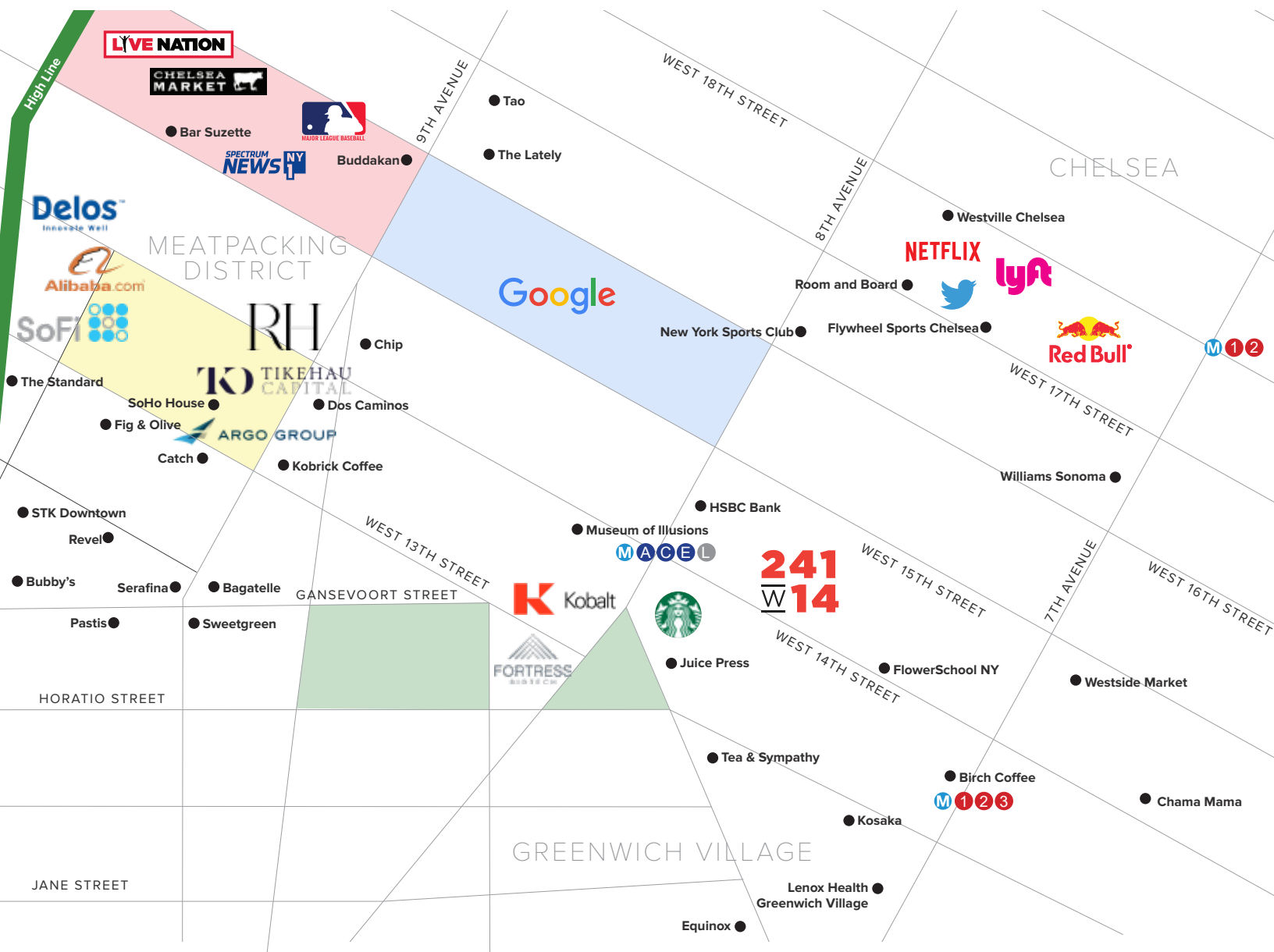
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