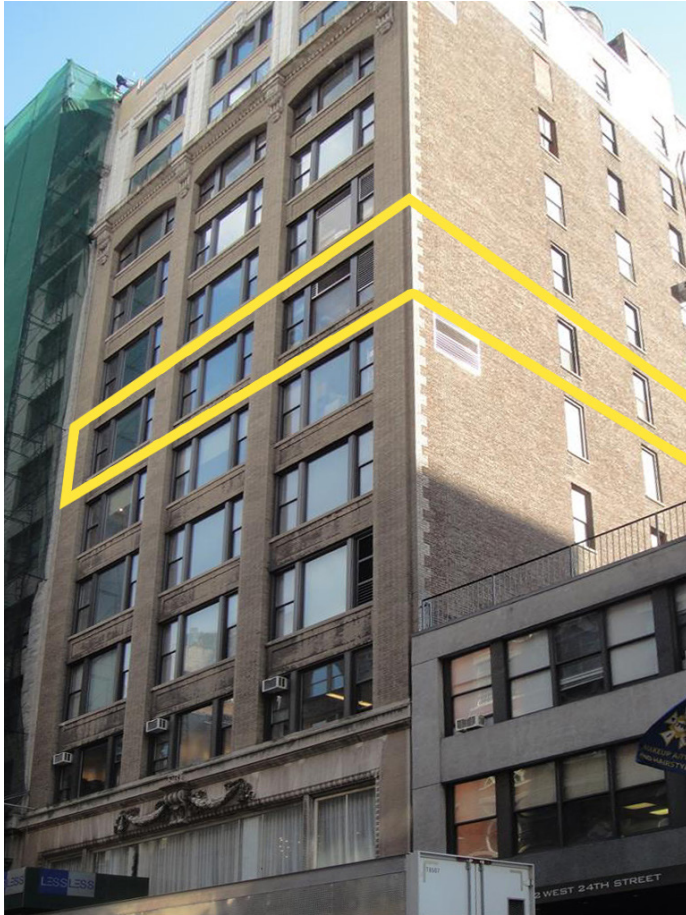


**FOR SALE**

**PROPERTY HIGHLIGHTS**

Location:	The south side of West 24th Street between Sixth and Seventh Avenues
Block / Lot:	799 / 67
Floor:	8th Floor
Unit Dimensions:	50' x 98.75' (approx.)
Eighth Floor Gross SF:	4,500 (approx.)
Rentable Square Feet:	6,000 (approx.)
Zoning:	M1-6
Ceiling Height:	11 feet (approx.)
Monthly Maintenance:	\$4,628

**Asking Price: \$4,750,000**
**PROPERTY DESCRIPTION**

A 4,500 SF, eighth-floor commercial cooperative within an 12-story building. This full floor loft features 11' ceilings, an independently operating HVAC unit and large windows on three sides, providing abundant light. Delivered vacant, this unit lends itself to an investor looking for a thriving neighborhood or an end-user looking for showroom or office space.

148 West 24th Street is located one block from the 23rd Street F & M train stop, the PATH and the 23rd Street 1 train stop. This is an excellent opportunity to acquire a full floor commercial cooperative in one of the most affluent neighborhoods in Manhattan.


**FOR MORE INFORMATION, PLEASE CONTACT:**

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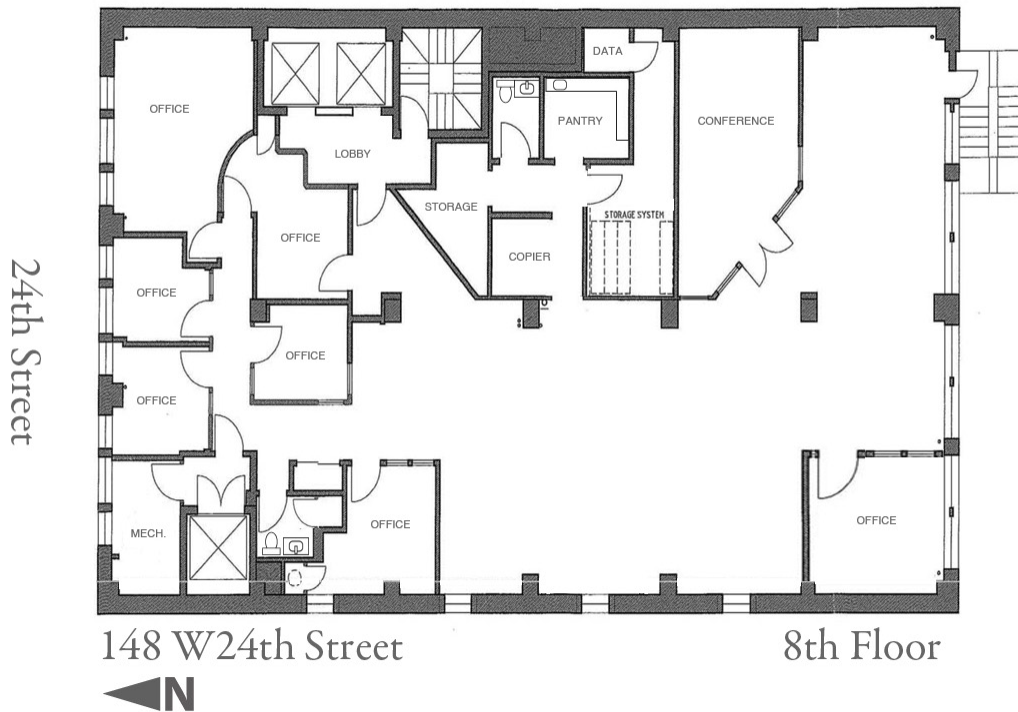
Cushman & Wakefield  
275 Madison Avenue  
3rd Floor  
New York, NY 10016

**FOR SALE**
**Asking Price: \$4,750,000**

Unit	Type	Lease Expiration	RSF	R.P.S.F.	Monthly Rent	Annual Rent
8th Floor	Commercial	VACANT	6,000	\$52.00	\$26,000	\$ 312,000
<b>TOTAL</b>			<b>6,000</b>		<b>\$26,000</b>	<b>\$ 312,000</b>

Expenses		
Maintenance & Taxes	Actual	\$ 55,536
Insurance:	Estimated	\$ 5,000
Miscellaneous @ 1%:	Estimated	\$ 3,120
<b>Total:</b>	<b>25.63%</b>	<b>\$ 63,656</b>

<b>Net Operating Income:</b>	<b>\$ 248,344</b>
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