

148 WEST 24TH STREET - 8TH FLOOR NEW YORK, NY 10011

Full Floor Commercial Cooperative Unit

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

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

Net Operating Income: \$ 248,344



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