



134 West 26th Street Units 901 & 902

PRIME CHELSEA OFFICE CO-OP FOR SALE

Partial Ninth Floor – 2,350 SF (Approx.)

FOR SALE

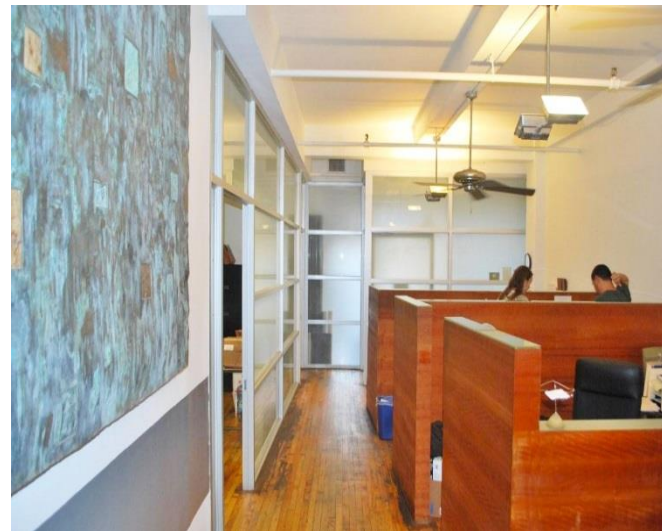
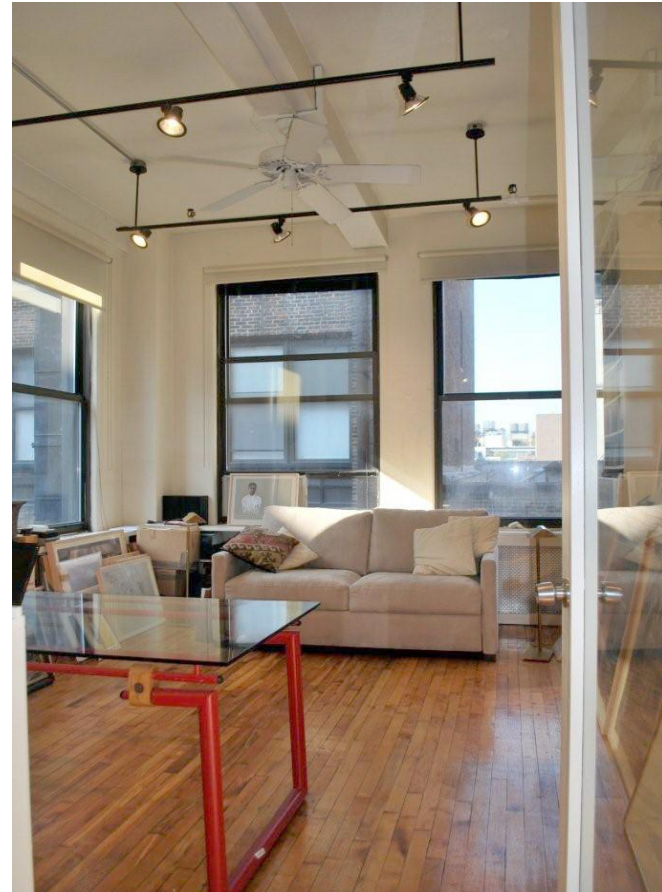
Asking Price: \$2,250,000

VACANT BY OCTOBER 2017

Property Highlights

A partial ninth-floor commercial co-operative located in the burgeoning Midtown South office market. The space consists of two separate units on the southeast corner of the floor. Unit 902 has a tenant operating on lease paying \$4,120/mo., and expires 10/31/17. Both spaces benefit from 11' ceiling heights, strong light and air (with the corner unit featuring two exposures) and an open loft feel. Three of the four windows with southern exposure feature views of 1 WTC.

The building was originally constructed in 1911 and has been dubbed "The Chelsea Arts Building." Catering to a mixture of professional tenants and owners, the occupants include an array of office uses including medical, creative and legal services. The property is an ideal opportunity for both investors and end users alike.



Building Features

Location	The south side of West 26 th Street between Sixth and Seventh Avenues
Block / Lot	800/61
Lot Dimensions	81'3" x 98'9 (Approx.)
Lot SF	8,023 SF (Approx.)
Zoning	M1-6
Building Stories	12
Landmark Status	None

Co-op Information

Total Square Feet	Unit 901: 850 Usable SF (Approx.) Unit 902: 1,500 Usable SF (Approx.)
Monthly Maintenance	\$3,200 per month including real estate taxes

For More Information, Please Contact:

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