

NOW WITH LANDLORD WORK
+ 6 MONTHS FREE

88

SEVENTH AVENUE

Between 15th & 16th Streets

DETAILS

Ground: 1,500 SF | Legal Lower: 1,500 SF (additional 2,000 SF available) | Frontage: 20'
Ceiling: 11' 2" slab to slab | Term: Negotiable | Possession: Immediate | Asking: \$23,795/Mo

SPACE FEATURES

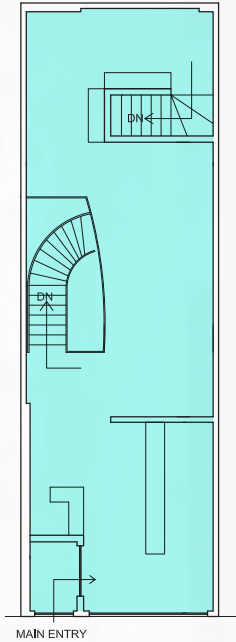
Perfect for any use, retail/restaurant | **For qualified tenants, Landlord will present as a vanilla box ground and basement, venting to code, stubbed for gas, new storefront, and 400 amps 3 phase electric PLUS 6 months free** | C of O for 138 with full liquor license | French doors open to the street | Busy Chelsea location on the cusp of Meatpacking & The West Village | Direct deal with landlord | No key money



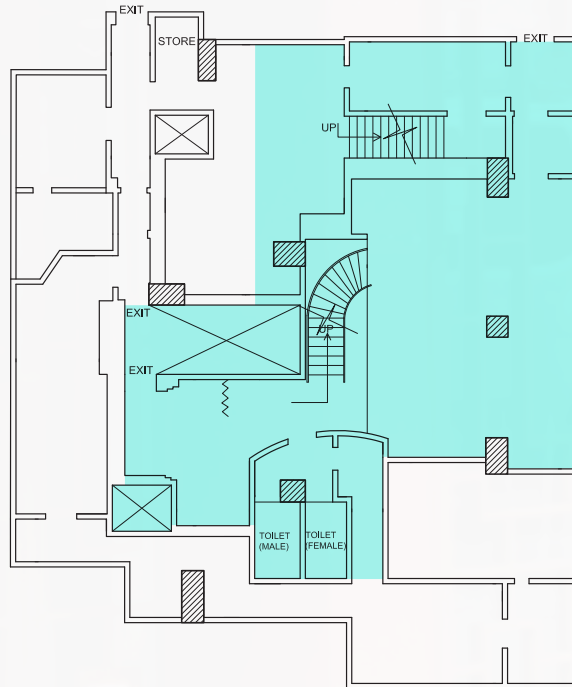
CHELSEA
RESTAURANT
OR RETAIL
SIGNIFICANT
PRICE DROP

 **SINVIN**
COMMERCIAL REAL ESTATE & ADVISORY

GROUND



SELLING LOWER



NEIGHBORS INCLUDE

Barney's | Rubin Museum of Art | Starbucks | Lucky Wang | Sabon | Jwatch | Google | Twitter
Williams Sonoma | Chelsea Market | Pottery Barn | Safavieh Home Furnishings (soon)



PLEASE CONTACT

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SINVIN
COMMERCIAL REAL ESTATE & ADVISORY

88

SEVENTH AVENUE

Between 15th & 16th Streets

8 Form 24 (Rev. 8/22)

THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS ALTH 797/88
CERTIFICATE OF OCCUPANCY AMENDED

BOROUGH MANHATTAN Amends
 DATE OCT 10 1990 NO. 373
 C.O. No. 26432 ZONING DISTRICT C6-2M & R8

This certificate amends the ~~XXXXXX~~ C.O. No. ~~XXXXXX~~ building premises located at 201-215 West 15th Street N.Y.C. of 7th Avenue AKA 78-88 7th Avenue 765 Lot 28.35 conforming SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

FLOOR	LIVE LOAD PER SQ. FT.	MAXIMUM PERMITTED HEIGHT OF BUILDING UNITS	BUILDING CODE PARALLEL TO THIS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	OPERATION OF USE
Cellar	0.6. 0.6 0.6.	4 60	1	2	6 6	One apartment & boiler room, hall, boys rooms, stor., kitchen and eat & drink estbl.
1st Floor	100 100ea. 100ea.	74 15ea 15ea	6 6 6	2	6 6 6	Eat & drink estbl. Stores three doctor's offices Eleven apt.s
2nd to 6th Floors	40ea. 40ea	11 20	2			Twenty (20) apartments

NEW LAW TENEMENT
 CLASS A MULTIPLE DWELLING
 OLD CODE

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.

OPEN SPACE USES _____
 (SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

N.G. NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED. THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

[Signature] M-5
 BOROUGH SUPERINTENDENT

ORIGINAL OFFICE COPY - DEPARTMENT OF BUILDINGS COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the NMC side of
West 15th Street feet from the corner formed by the intersection of
 and 7th Avenue
 running thence North 103' 3" feet; thence West 207' 2 1/2" feet;
 thence South 103' 3" feet; thence East 207' 2 1/2" feet;
 thence _____ feet; thence _____ feet;
 thence _____ feet; thence _____ feet;
 to the point or place of beginning.

XXXX ALTH. No. 797/88 DATE OF COMPLETION 9/25/80 CONSTRUCTION CLASSIFICATION CL3 non-fireproof
 BUILDING OCCUPANCY GROUP CLASSIFICATION _____ HEIGHT 6 STORIES, 64' FEET
CL A MD

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO	YES	NO
STANDPIPE SYSTEM				
HYDRANT SYSTEM				
STANDPIPE FIRE TELEPHONE AND SIGNALING SYSTEM				
SMOKE DETECTION	X			
FIRE ALARM AND SIGNAL SYSTEM				

STORM DRAINAGE DISCHARGES INTO:
 A) STORM SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:
 A) SANITARY SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS
 BOARD OF STANDARDS AND APPEALS CAL. NO. _____
 CITY PLANNING COMMISSION CAL. NO. _____
 OTHER: _____