



524 West 19th Street

Gallery Condominium with soaring 15'-24' ceilings
32' of Frontage in the Heart of the Art District

FOR SALE

Asking Price:
\$6,600,000

Building Features	
Location	The south side of West 19 th Street between Tenth and Eleventh Avenues
Block	690
Lot	1101
Lot Dimensions	50' x 92'
Building Stories	11
Residential Units	8
Zoning/ FAR	C6-2 / WCH
Square Footage	3,537 SF (Approx.)
Assessment (17/18)	\$393,611
Taxes (17/18)*	\$32,458

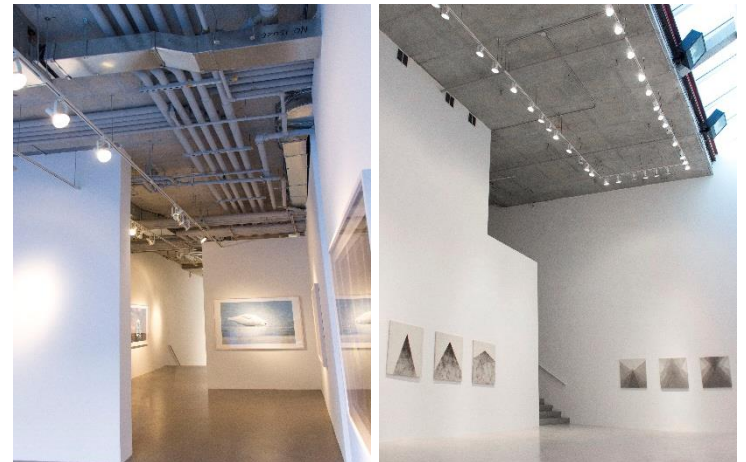
*421-a Abatement expires June 30, 2021

UNIT	LXP	SQ. FT.	P.P.S.F	MO. RENT	YR. RENT
GRND**	N/A	3,537	\$120	\$35,370	\$424,440

**Projected rent..

Annual Expenses	
Real Estate Taxes (17/18)	\$13,091
Common Charges	\$33,779
Total	\$46,870

Gross Annual Income	\$352,260
Less Expenses	\$46,870
Net Operating Income	\$305,390



The Condominium: A ground floor commercial condo at the prestigious Metal Shutter Houses. This one-of-a-kind space boasts 32' of frontage, an open layout, natural light via a dramatic skylight, and soaring 24' ceilings. Only steps from the Highline and adjacent to the Frank Ghery designed IAC office building, 524 West 19th Street offers a meticulous design in the heart of the Art District.

Already a global cultural attraction, this neighborhood is likely to see tremendous long-term growth as developments like Six Senses' 76 Eleventh Avenue garner both international and local attention. This retail level space presents a tremendous opportunity for a gallery or investor looking for vacant space.

For More Information, Please Contact:

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