

## 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 <sup>th</sup> 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	

<sup>\*421-</sup>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

<sup>\*\*</sup>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:

Brock Emmetsberger
Executive Director
(212) 696 2500 x7776
Brock.e@cushwake.com

Billy Simons
Senior Associate
(212) 696 2500 x7794
Billy.simons@cushwake.com

Rachel Aschendorf
Associate
(212) 589 8174
Rachel.Aschendorf@cushwake.com

For Financing Inquiries Contact:

Jessica Ke
Director
(212) 696 2500 x5106
Jessica.ke@cushwake.com

Cushman & Wakefield 275 Madison Avenue, 3<sup>rd</sup> Floor New York, NY 10016 nyinvestmentsales.com

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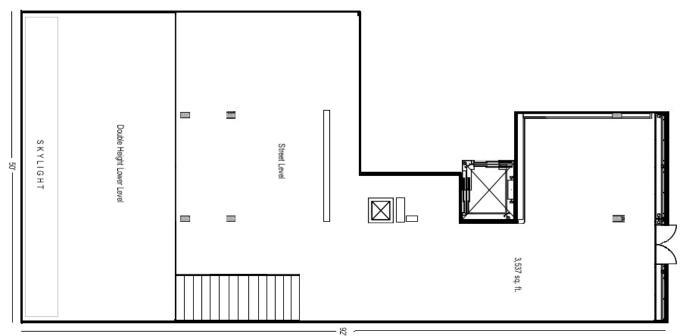


## 524 West 19th Street New York, NY 10011









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