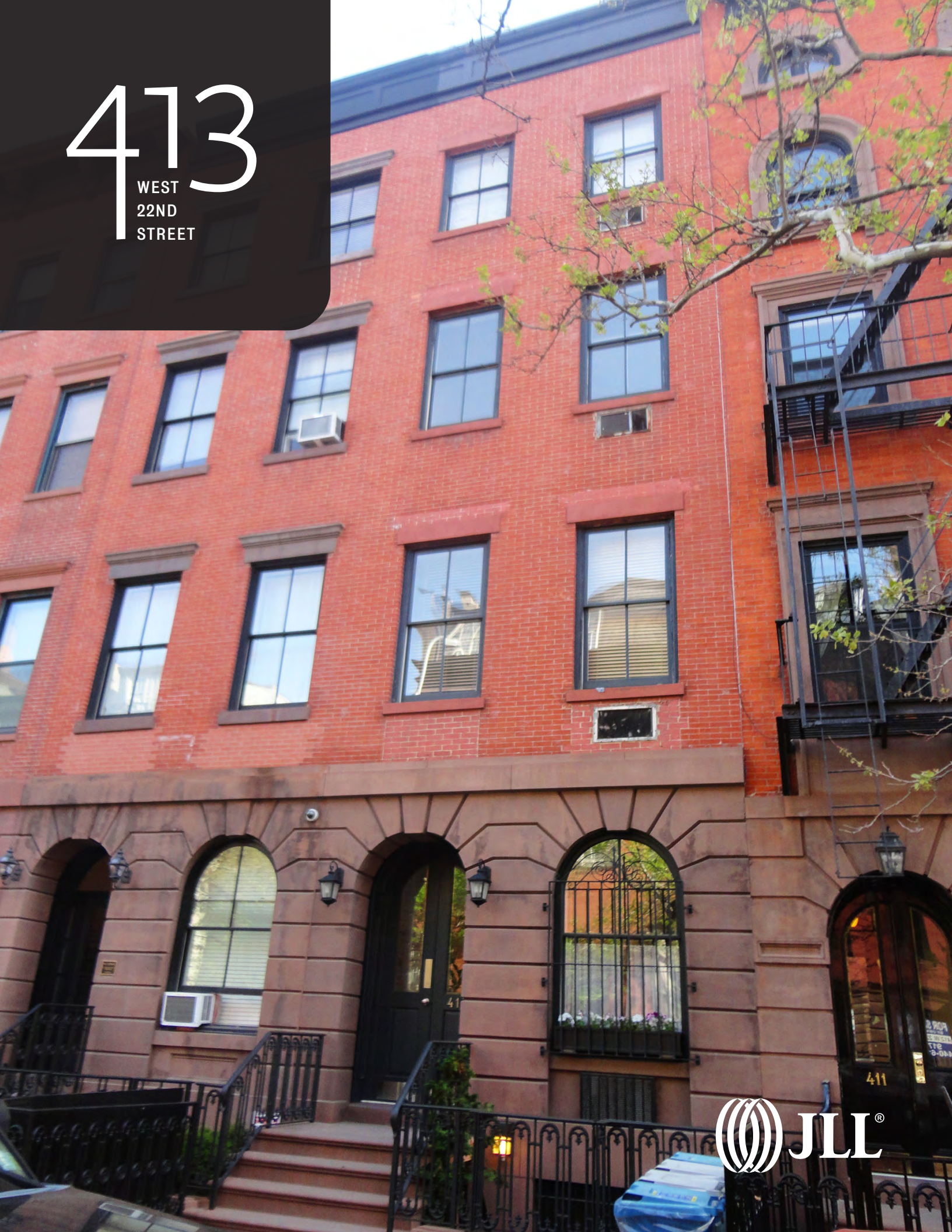


413
WEST
22ND
STREET



Property Overview



ADDRESS

413 West 22nd Street, New York, NY 10011

LOCATION

North side of West 22nd Street between Ninth Avenue and Tenth Avenue

BLOCK / LOT

720 / 41

TAX CLASS

2B

ZONING

R7B /3

LANDMARKED

Yes

LOT AREA

1,481 SF (Approx.)

AIR RIGHTS

393 (Approx.)

GROSS SF

4,050

RESIDENTIAL UNITS

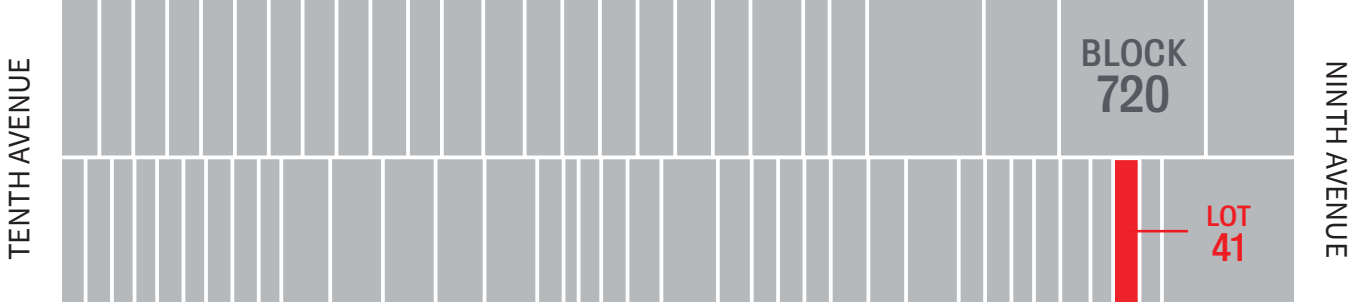
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Note: All SF measurements are approximate

ASKING PRICE: \$4,250,000

Built in the year 1854, 413 West 22nd Street is a four-story plus garden walk-up apartment building located in the heart of the Chelsea Historic District. The property is currently configured as an owner occupied triplex apartment located on the garden, first and second floors. The additional units above are all studios in legacy condition, giving the new owner significant upside being that other studios on the block have rented for as high as \$3,000 per month. The entire property represents an ideal opportunity for an investor or residential end-user for townhouse conversion.





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