



424

West 49th
Street
Unit 1A

COMMERCIAL CONDO
FOR SALE

 Douglas Elliman
Commercial



424 West 49th Street Unit 1A

Douglas Elliman Commercial has been exclusively retained by ownership to market for sale 424 W. 49th Street, Unit 1A.

424 W. 49th Street, Unit 1A, is a rare opportunity to acquire a commercial condo in the neighborhood of Historic Special Clinton District in Hell's Kitchen/Midtown West. The surprising airy openness found with the impressive ground level 22-foot ceiling heights, provides a loftlike feel. The unit comprises both a commercial and live / workspace. The ground level (2,412 SF) features a continuous skylight; a front desk; an open work area; 2 office spaces; wood floors; a kitchenette; two restrooms and a patio space. The second floor (1,050 SF) is configured as a live / workspace unit with its own private entrance. It includes the option of both board and DOB approved residential conversion and 1,500 SF additional expansion without increasing common charges, adding further flexibility for investors. There is also the opportunity of obtaining direct elevator access to the unit. It is located right in Manhattan's most energized district that actively benefits from bustling traffic day after day.

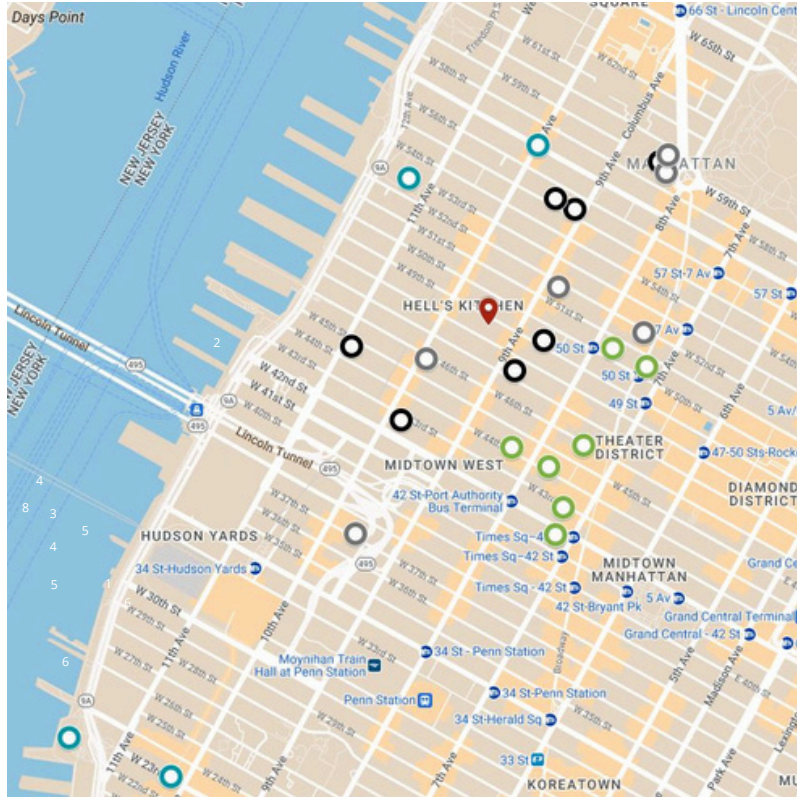
The space is best suited for special purpose uses, including Creative, Theater and Fitness; Medical and Education, but an excellent opportunity for a special space with a wow-factor. Please contact broker to discuss details.

- 22-foot Ceiling Heights with continuous Skylights
- Renovated Ground Level
- Renovated Live / Workspace with option of DOB approved residential conversion, including the opportunity 1,500 SF expansion
- HVAC and heating system dedicated solely for both spaces
- New Surveillance & Security system with mobile control access
- Designated Storage Space





AREA MAP



SHOPPING & FITNESS

- 1 The Shops at Columbus Circle
- 2 Gotham West Market
- 3 Delphinium Home
- 4 The Ailey Studios
- 5 TMPL - Hell's Kitchen
- 6 Manhattan Plaza Health Club
- 7 Planet Fitness

OUTDOOR SPACES

- 1 57th Street Greenmarket
- 2 The High Line
- 3 DeWitt Clinton Park
- 4 Hudson River Park

THEATER & ENTERTAINMENT

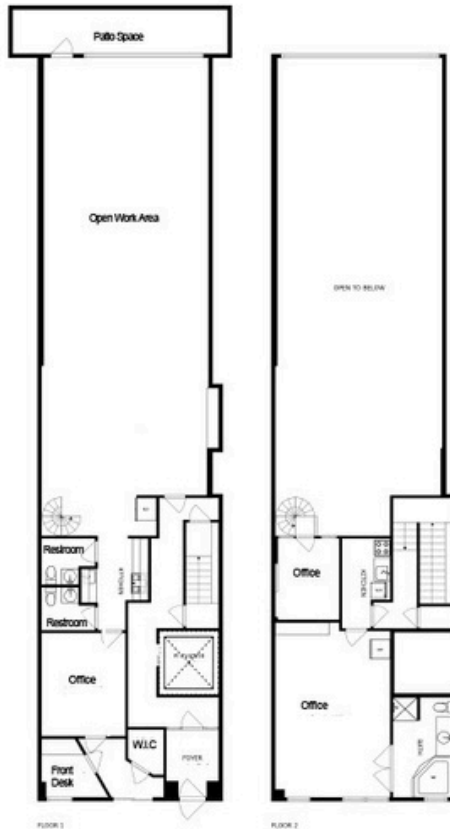
- 1 Lyric Theatre
- 2 New Amsterdam Theater
- 3 Gershwin Theater
- 4 Winter Garden Theatre
- 5 Majestic Theatre
- 6 Richard Rodgers Theater
- 7 Birdland Jazz Club

RESTAURANTS + FOOD SHOPS

- 1 Per Se
- 2 Masa
- 3 The Chef's Table at Brooklyn Fare
- 4 Kochi
- 5 Gallaghers
- 6 Hyderabad Zaika

EXISTING ANNUAL EXPENSES:

2023/2024 REAL ESTATE TAXES	\$40,046
COMMON CHARGES	\$41,472 (\$3,456 per month)
ELECTRIC	\$4,800 (\$400 per month)
INSURANCE TOTAL ANNUAL	\$1,500
EXPENSES PROJECTED NET	\$87,818



FLOOR 1

FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Chanda Colón

Lic. R. E. Salesperson

O 212.350.8500

M 646.284.7057

Chanda.Colon@elliman.com



Louis Puopolo

Lic. Assoc. R.E. Broker

O 212.776.4367

M 917.374.0099

Louis.Puopolo@elliman.com

