



## NoMad Retail Condo For Sale

144 West 27th Street | Chelsea | New York

Between Sixth and Seventh Avenues





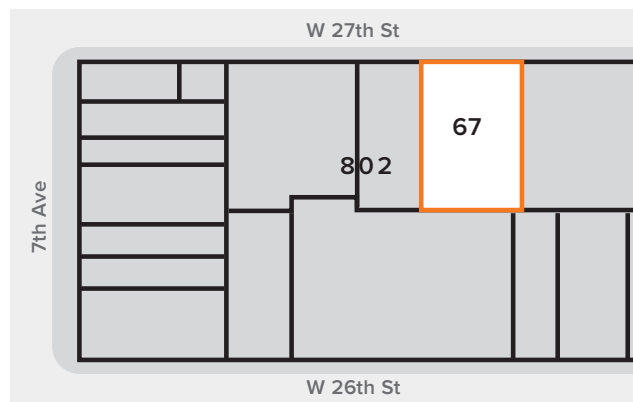
## THE SUMMARY

Kassin Sabbagh Realty (KSR) is exclusively marketing the retail condo at 144 West 27th Street. The property has 5,000 square feet of ground floor retail space and 4,500 square feet of sellable below grade space. The space boasts skylights and rear windows on both ground and lower levels. Situated just steps away from Fashion Institute of Technology (FIT) and Penn Station, it offers exceptional visibility and accessibility in a bustling commercial area.

Adjacent to the property is the newly established INNSIDE by Melia hotel, featuring over 300 rooms. Other noteworthy neighbors include Bodyrok Pilates, Starbucks, Equinox, SoulCycle, Chipotle, The Ned, Sweetgreen, The Ritz, Moxy Chelsea, and Cava. The retail condo at 144 W 27th Street represents an ideal opportunity for commercial ventures seeking a high-traffic location and strong neighborhood tenancy.

## PROPERTY OVERVIEW

Property Type	Retail Condo
Lot SF	6,682 SF
Lot Dimensions	67' x 99'
Property SF	9,500 SF (5,000 SF GRD + 4,500 SF LL)
Taxes	\$429,428



## TRANSPORTATION

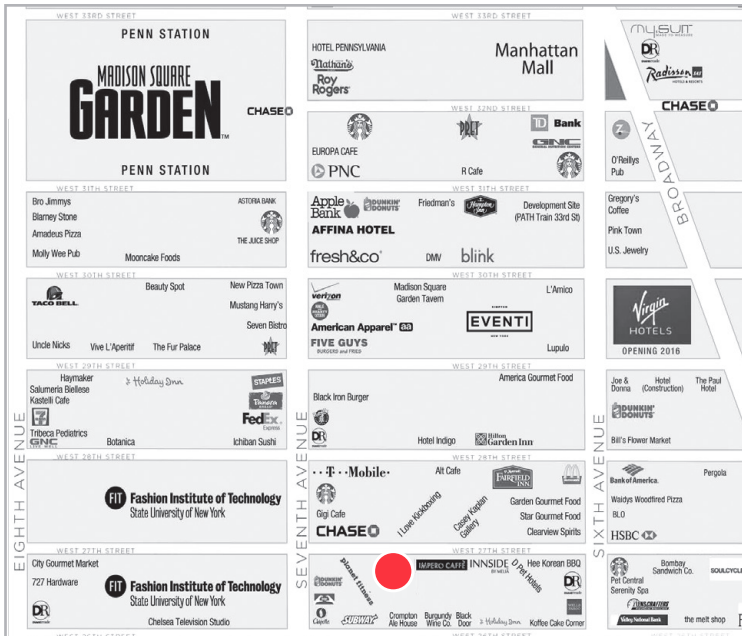
The property is around the corner from the 1 and 2 trains, and the R, W, F, M, and PATH trains all stop within a quarter mile of the property.



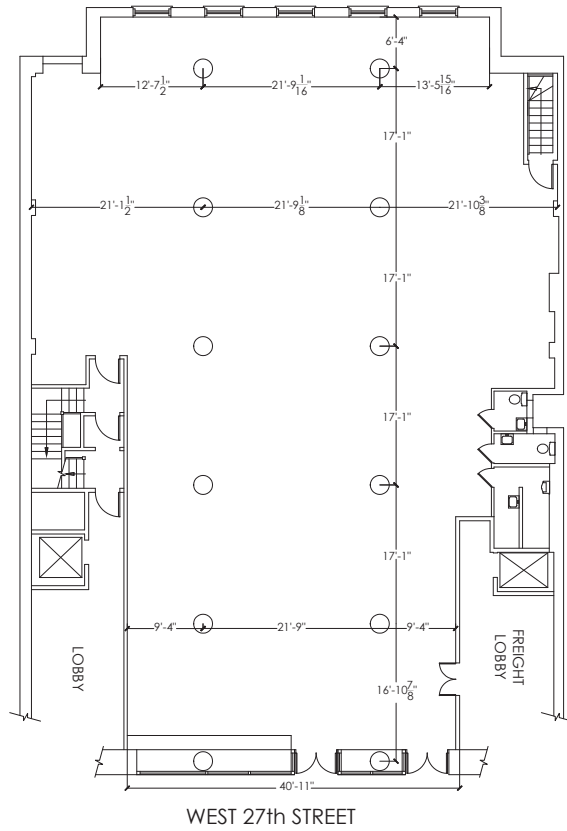
- **Mass transit stations in the area**  
**Over 56M+ Annual Ridership**
- **Largest Employers:** Credit Suisse, Sony, Franklin Templeton, American Eagle, IBM, Tiffany, CBS, and Nike

**DEMOGRAPHICS**

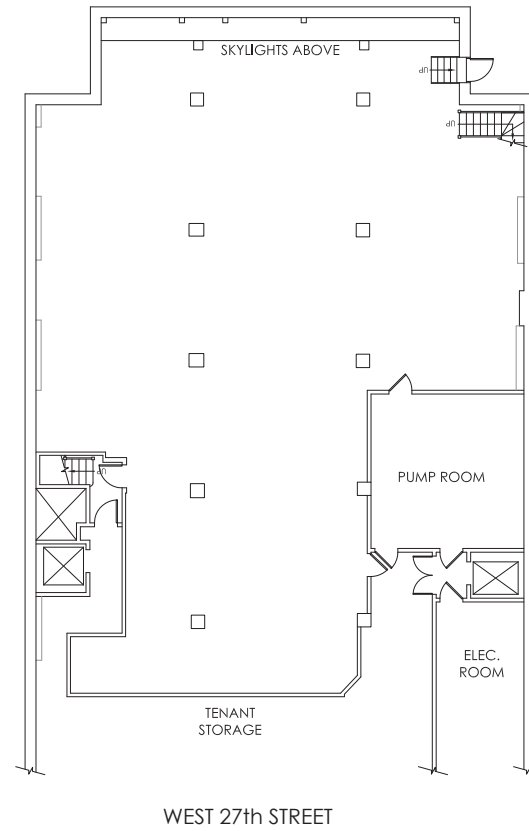
<b>219,900</b> POPULATION 1 mi radius	<b>123,905</b> HOUSEHOLD 1 mi radius
<b>\$227,759</b> AVG INCOME 1 mi radius	<b>814,474</b> DAYTIME POP. 1 mi radius



GROUND FLOOR  
5,000 SF



LOWER LEVEL  
4,500 SF



RENT ROLL

Tenant	SF	Expiration
Retail (Ground)	5,000	Vacant
Retail (LL)	4,500	Vacant
<b>Total</b>	<b>9,500</b>	

Expenses	
RET	\$429,428
Electric	3,891
Professional Fees	46,192
Repairs & Maint	20,754
Admin & Misc	25,603
Insurance	21,969
<b>Total</b>	<b>\$547,837</b>



FOR MORE INFORMATION,  
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