

# 21 East 17<sup>th</sup> Street

## FOR SALE OR LEASE

Broadway & Fifth Avenue

**RE**SOLUTION  
REAL ESTATE PARTNERS  
A Member of **MiGlobal**



Unit	SF	Potential Use
Ground <b>LEASED</b>	1,950	Retail/ <del>Clicks to Bricks Users</del> , Restaurant, Beauty
Second	2,325	Retail, Office, & Showroom
Third	2,325	Retail, Office, & Showroom
Fourth	2,325	Office & Showroom
Penthouse	2,325	Office, Showroom, & Residential

**Total Area:** 11,250 RSF + basement

**Asking Sales Price:** \$10.5 MM

**Asking Rent:** \$55.00 PSF

**Possession:** Immediate

Floors Leased Separately.

Lease or Sale

**Ground Floor / Basement**  
**Virtual Tour**

**Fourth Floor**  
**Virtual Tour**

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## Photos

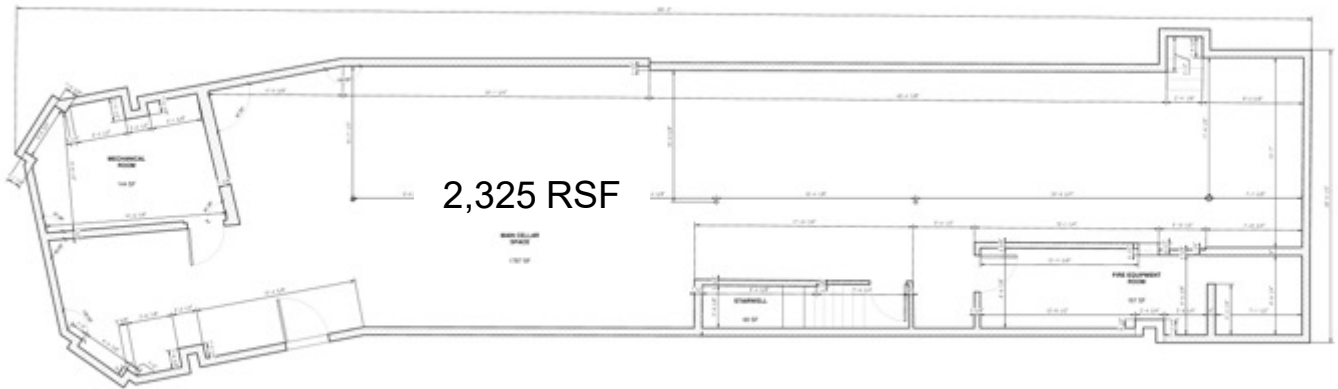


### Building Details

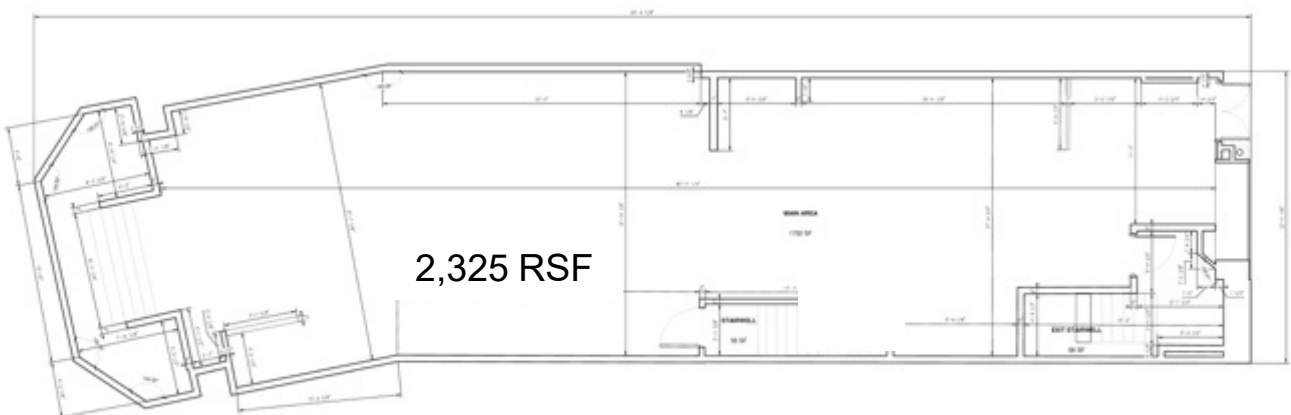
<b>Address</b>	21 East 17th Street
<b>Location</b>	Northwest Corner of Union Square
<b>Block and Lot</b>	Block 846 Lot 16
<b>Lot Dimension</b>	25' by 97'
<b>RSF</b>	+/-11,250
<b>Lot Area</b>	.06 acre
<b>Stories</b>	5 and contiguous lower level
<b>Zoning</b>	M1-M5
<b>Real Estate Taxes as of Aug 1, 2023</b>	\$169,926.16

## Floor Plans

### Basement - LEASED

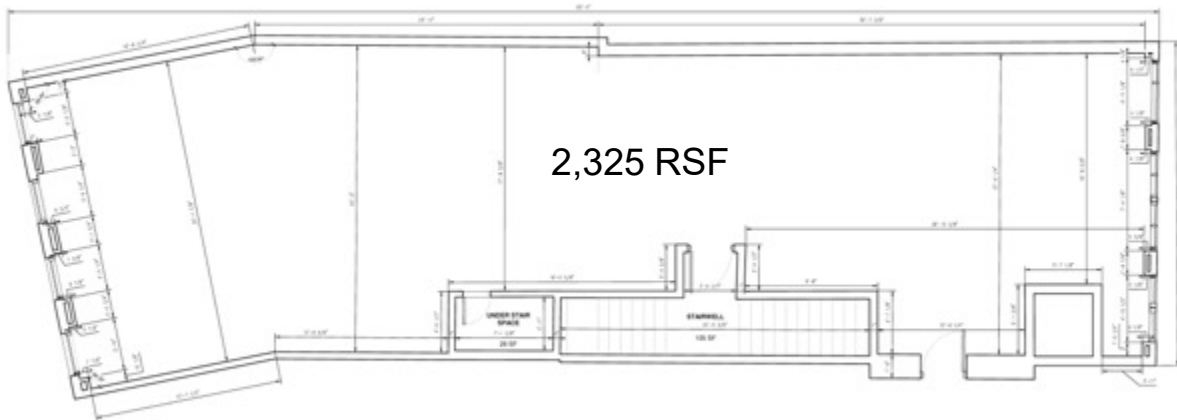


### Ground - LEASED

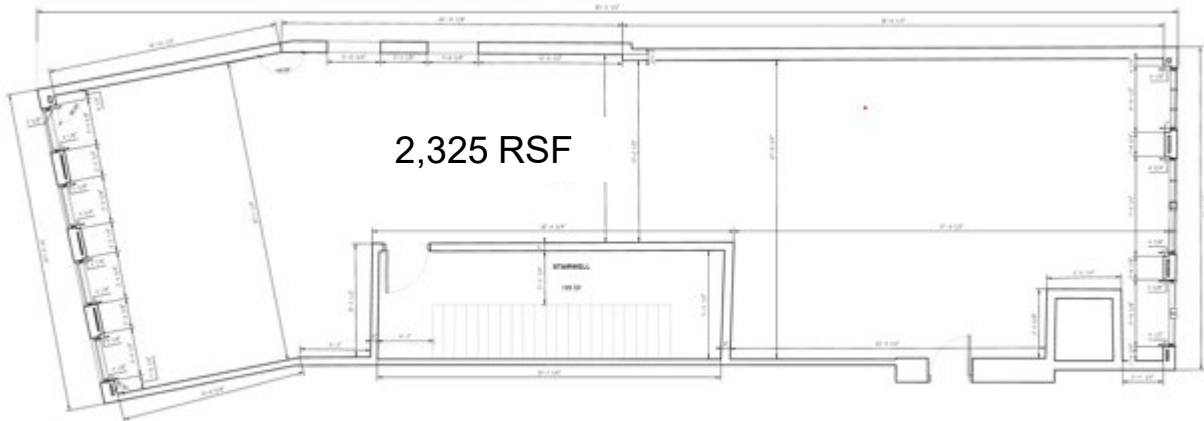


## Floor Plans

2nd

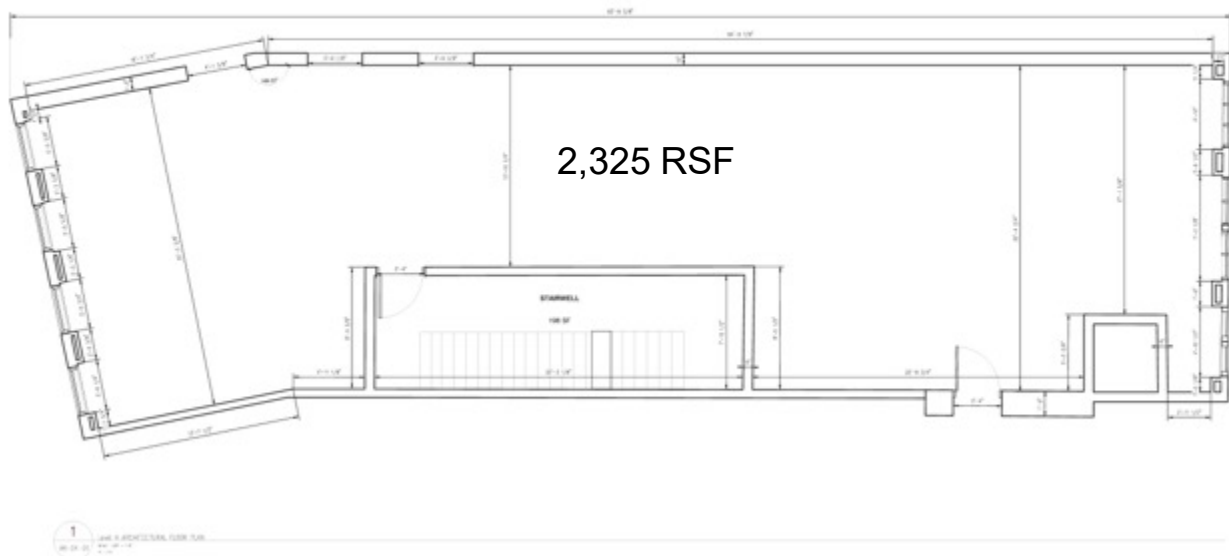


3rd



## Floor Plans

4th



5th

