



OFFICE COOPERATIVE FOR SALE

49W24

NEW YORK, NY

BETWEEN FIFTH AND SIXTH AVENUES



Rudder
Property Group

OFFICE COOPERATIVE FOR SALE

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VIRTUAL RENDERING

Available:

Entire 3rd Floor

Size:

4,850 RSF

Asking Price:

\$3,395,000 (\$700/RSF)

Annual Maintenance Charges

(inclusive of Real Estate Taxes):

\$93,600 (\$19.29/RSF)

Possession:

Immediate

Unit Highlights

- Full floor presence featuring loft-like ceilings
- Former law firm layout with oversized windows
- Low maintenance charges
- Immediate possession
- Qualified purchasers are eligible for up to 90% financing

Building Highlights:

- Located in the heart of the thriving Chelsea submarket and less than one block from Madison Square Park
- Close proximity to seven subway lines and the PATH train
- Separate freight entrance and elevator

WWW.RUDDERPG.COM/49W24TH

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36 West 44th Street

Suite 1411

New York, NY 10036

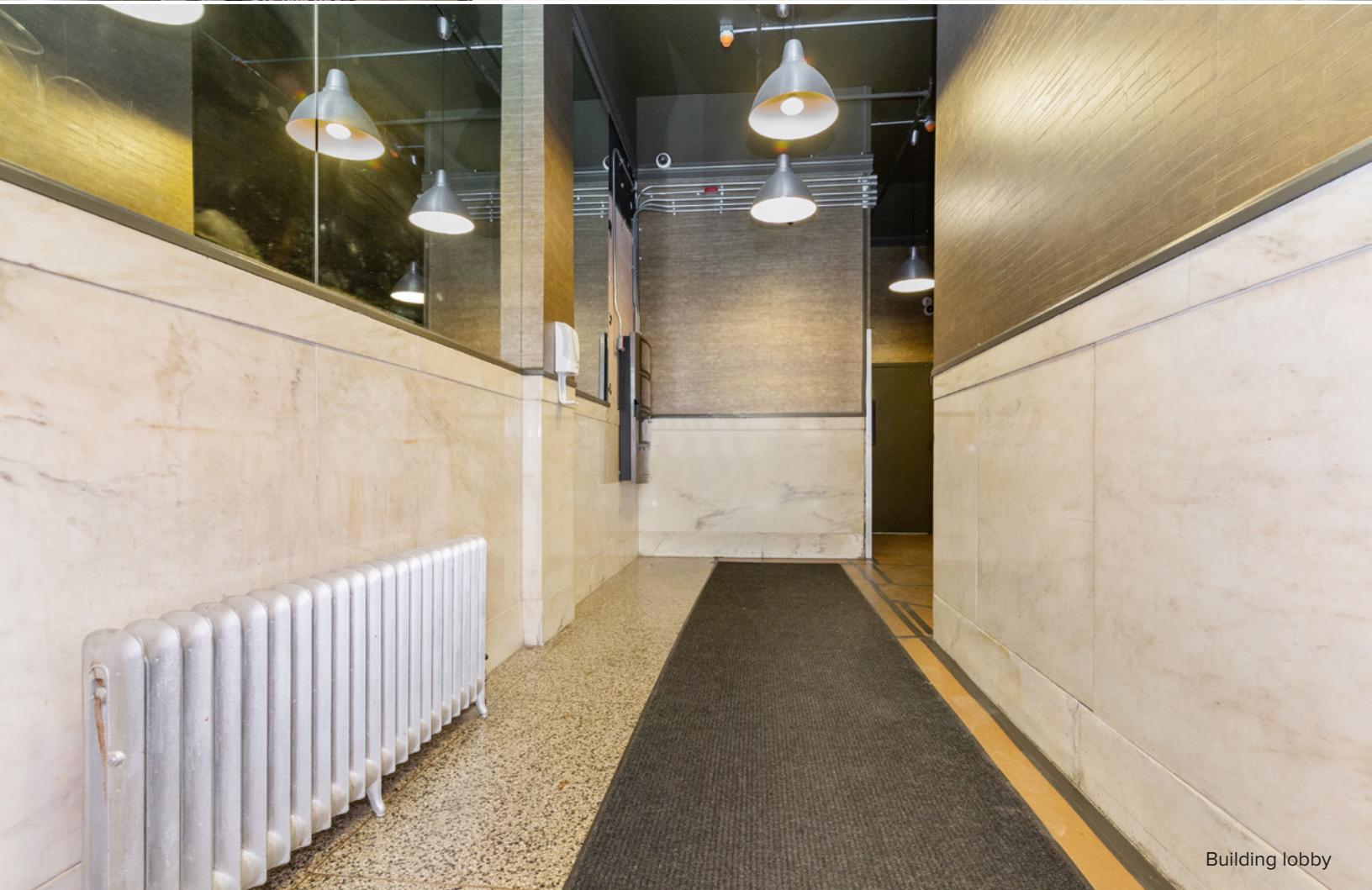








West 24th Street



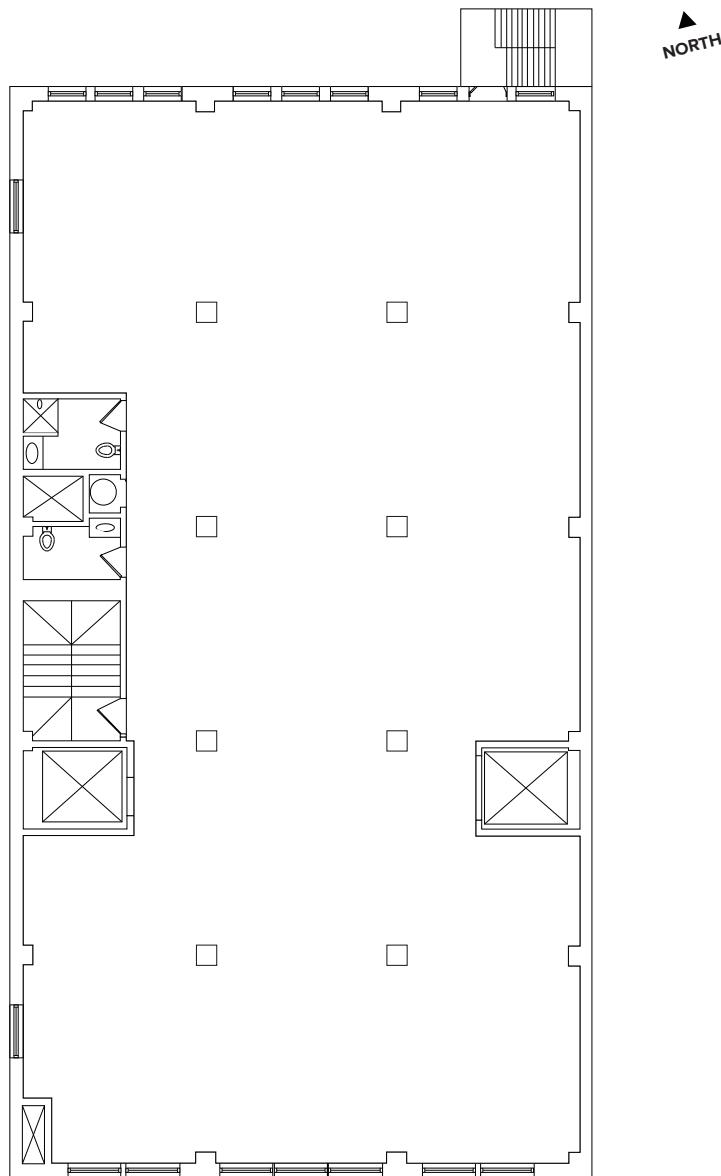
Building lobby

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West 24th Street

Core Plan

Entire 3rd Floor: 4,850 RSF

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