

443  
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## Executive Summary

Discover an unparalleled opportunity to own a piece of Chelsea's rich history at 443 West 19th Street. Positioned as a two-unit building, this property stands as one of the last pre-war buildings on the block, offering a unique blend of historical significance and modern potential. This property has not been available for sale in over sixty years, marking a rare opportunity to own a unique piece of history.

Inside, the townhouse features original architectural details, including hardwood floors, exposed brick walls – some with original horse tie rings still forged into them. The dramatic ceiling heights throughout and the double ceiling height in the great room upstairs, floor-to-ceiling windows, and a stunning lightwell and atrium create an atmosphere of grandeur and openness. A separate floor through suite is set up in the downstairs floor of the building, with access to private outdoor space, a backyard patio. The building's roof has fantastic north and south views of the city including Hudson Yards and One Highline. The building also features two separate doors for the two suites, adding to its unique appeal.

The property requires work to restore it to its original splendor, presenting an ideal opportunity for those looking to invest in a piece of history. The spacious rooms offer flexibility for customization, whether you envision one grand residence with soaring ceilings and ample bedrooms or a developer's dream of multiple luxury units. Situated in the heart of thriving West Chelsea, this property is surrounded by the vibrant energy of the High Line, renowned galleries, and a plethora of dining options. The neighborhood has seen significant redevelopment, making it one of the most desirable locations in New York City. New luxury condos and extensive development projects have revitalized the area, adding to its appeal.

Originally built in 1901, this three-story townhouse has a storied past, having once served as horse stables and storage facility off of a once industrial 10th avenue. Its enduring charm is further enhanced by a grandfathered curb cut, a gated brick porch, and a backyard patio. The building dimensions are 25 ft x 65 ft, with a lot size of 25 ft x 80 ft, providing a generous 4,875 square feet of space. The property boasts a max. usable floor area of 12,040 square feet, with an unused FAR of 7,160 square feet, offering extensive development potential. Its prime location and significant unused floor area hold value for developers looking to create a high-end residential project or a boutique condo building. Don't miss the chance to own this extraordinary property at 443 West 19th Street. Contact us today to schedule a private viewing and explore the endless possibilities that this remarkable townhouse has to offer.

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## Property Information:

Address: 443 West 19th Street New York, NY

Location: West Chelsea

Block / Lot: 00717 / 0014

Lot Dimensions: 25 ft x 80 ft

Lot Area: 2,000

Building Dimensions: 25 ft x 65 ft

Building Class: Miscellaneous Two Fam (B9)

Advantageous R8A Zoning (8B Zone Map)

Square Feet: 4,875

Buildings on Lot: 1

Stories: 3 above grade, 1 Below

Roof Height: 39 ft

Year Built: 1901

Max. Usable Floor Area: 12,040

Usable Floor Area as Built: 4,880

Unused FAR: 7,160

Yearly Taxes: \$33,996

## Property Highlights:



World Class Location



Block undergoing redevelopment



Grandfathered curb cut



25' of frontage



Great sun & exposure



Possible single family conversion



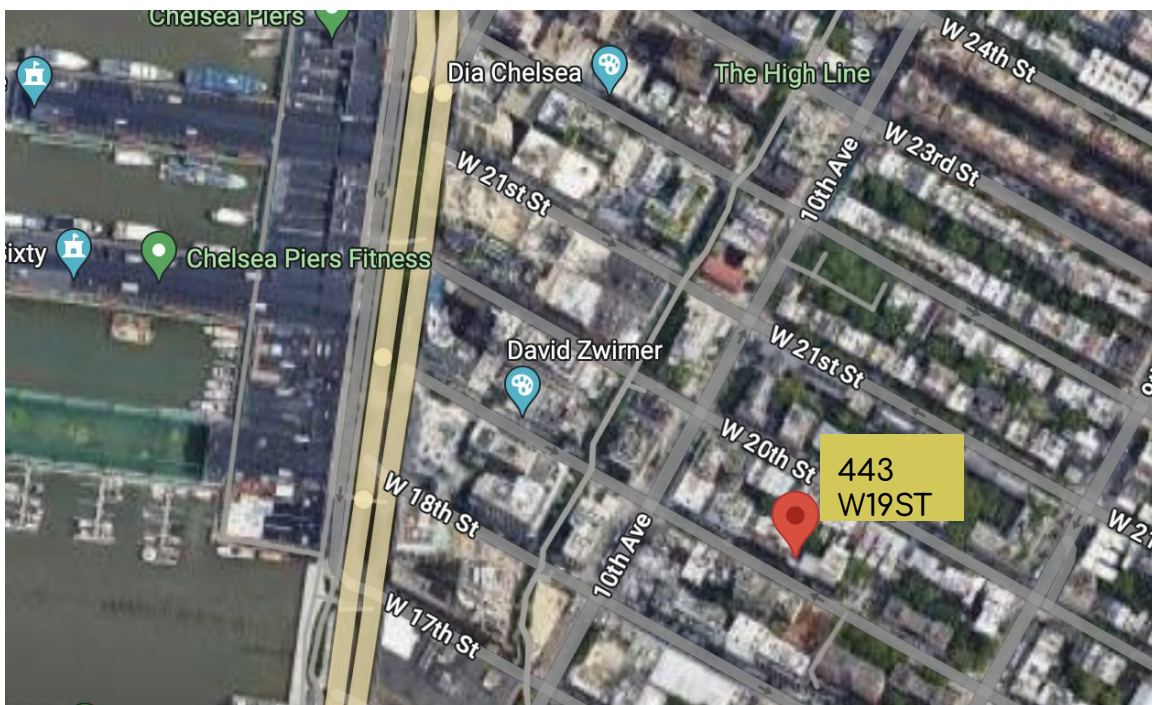
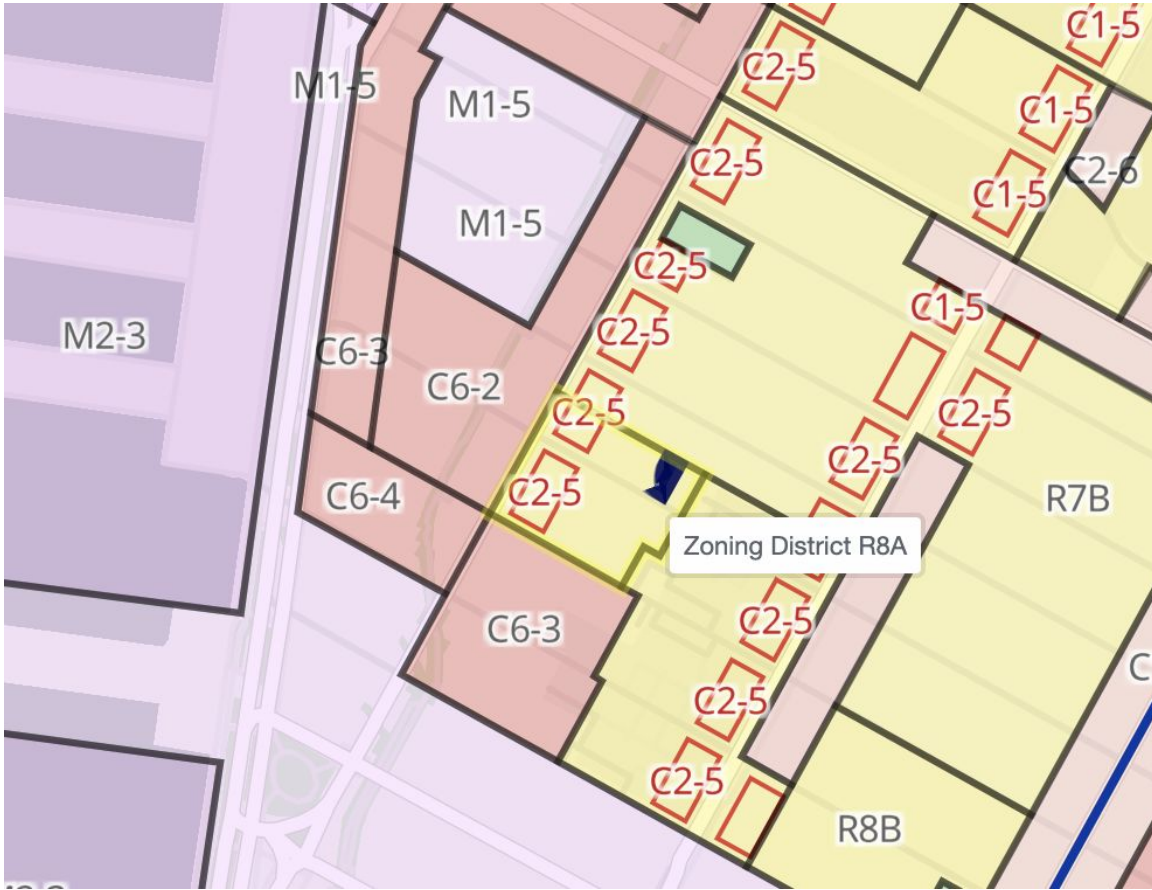
Value-add add'l unit development



Roof with sweeping city views

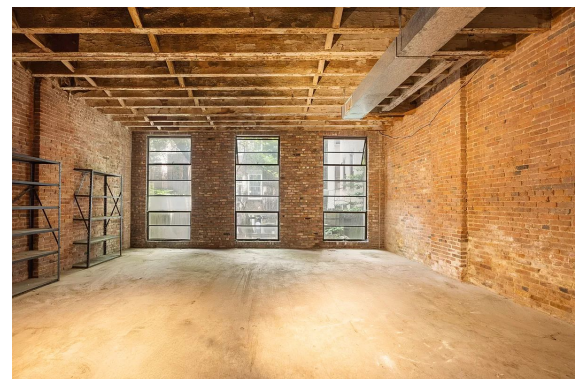
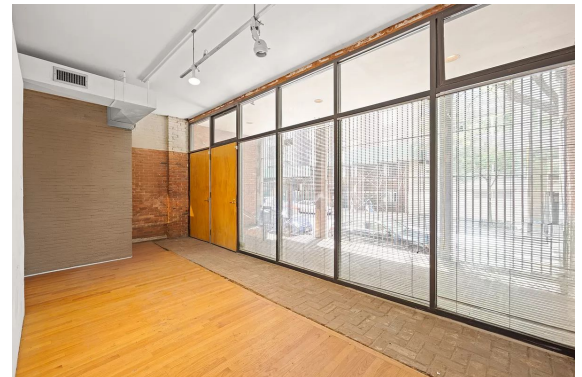
**Asking Price \$5,995,000**

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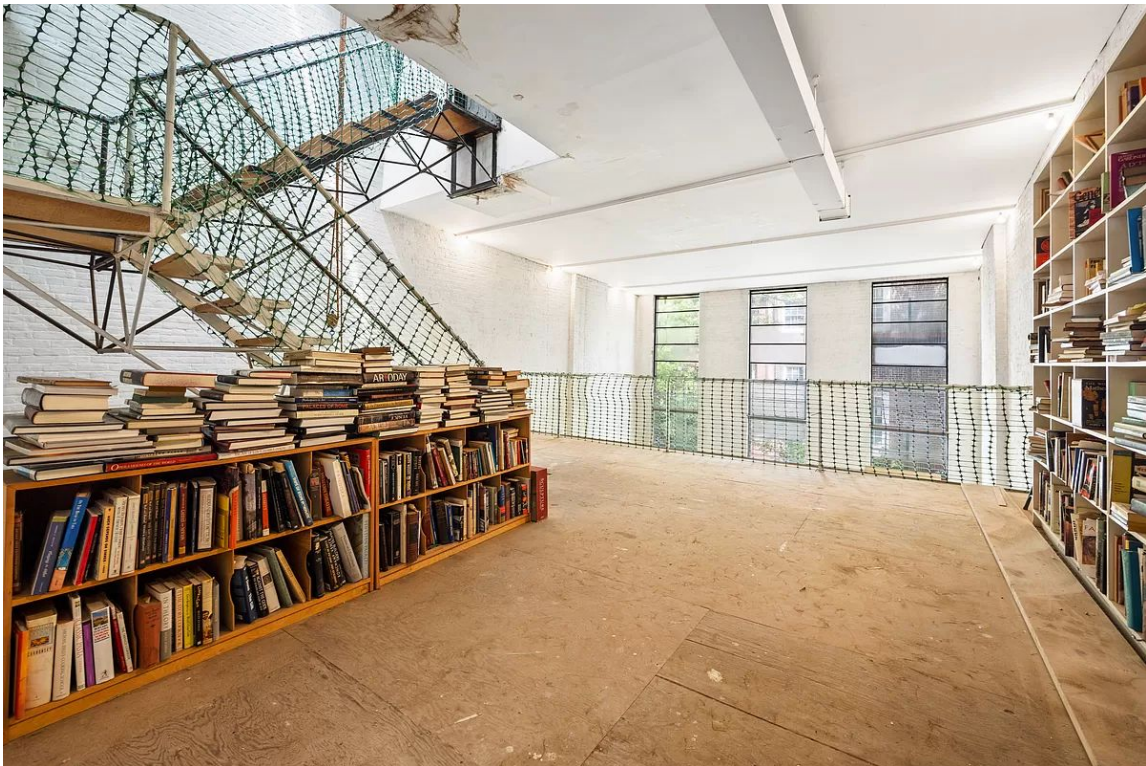


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# Property Photos



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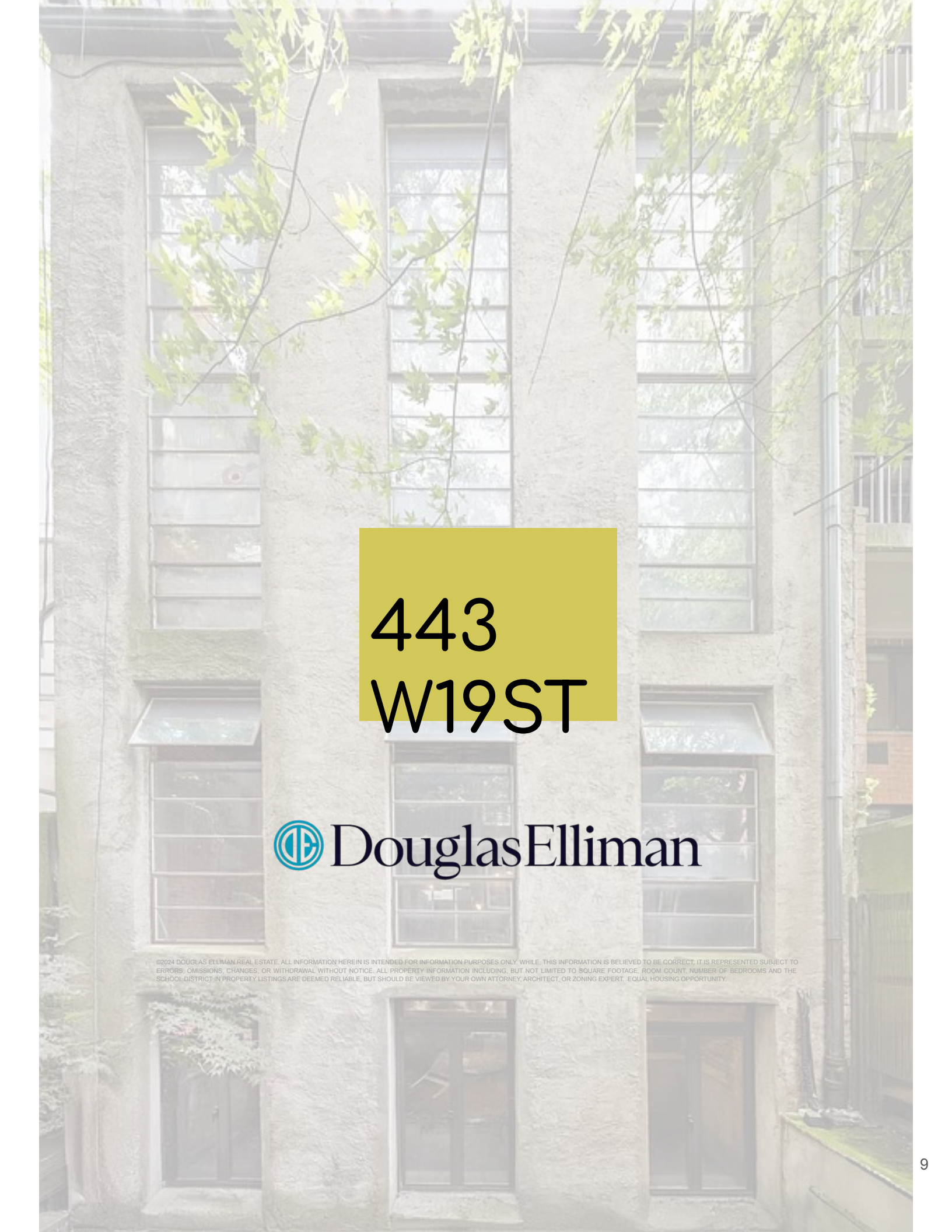
# Property Floor Plan

443 West 19th Street



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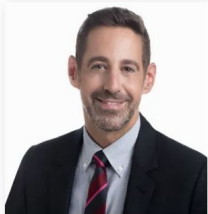
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 Douglas Elliman

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