



Exclusive Offering:
39 West 29th Street, 3rd Floor
Bank Owned Office Co-op
5,000 Rentable Square Feet

39

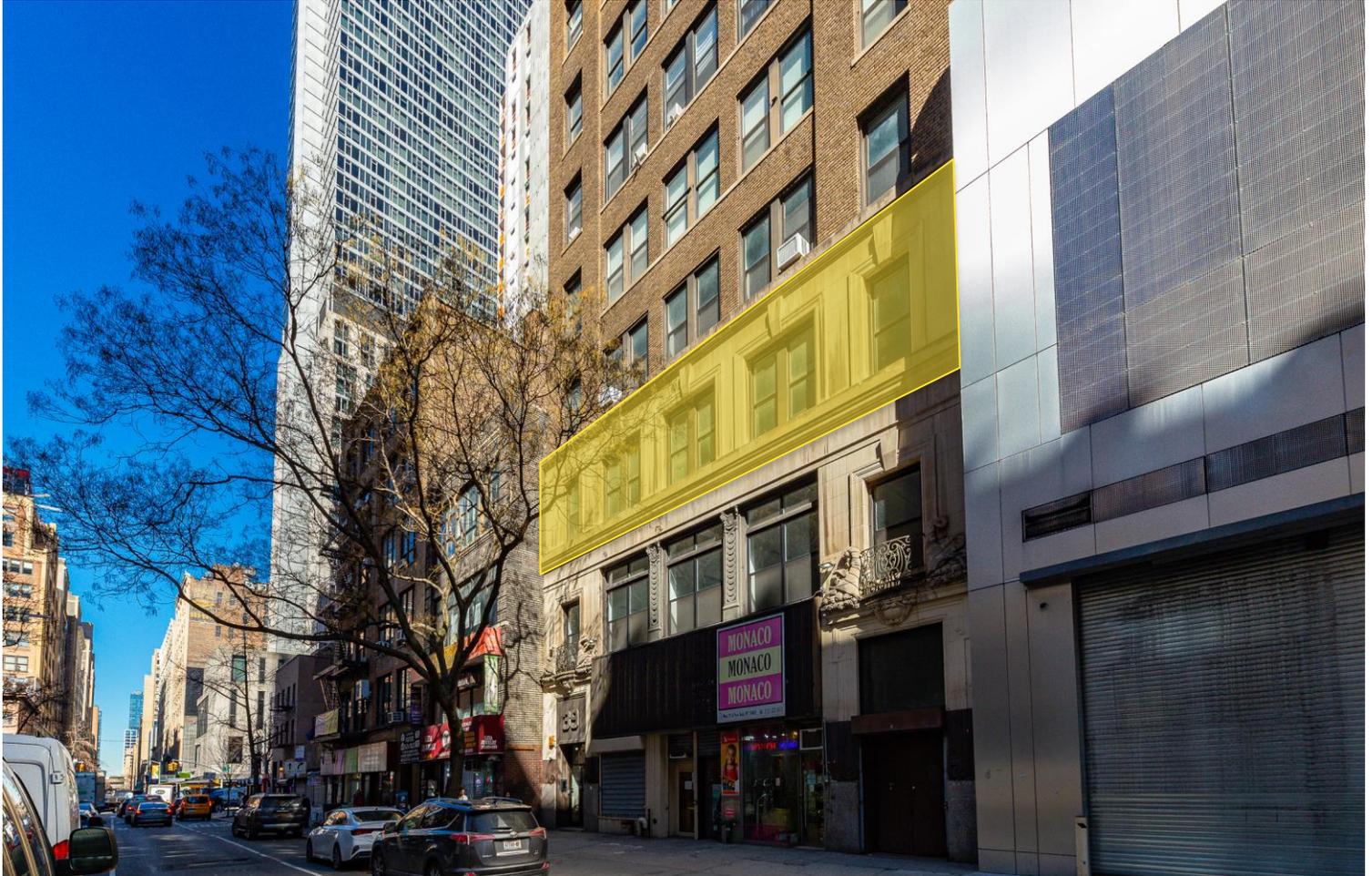
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39 West 29th Street, 3rd Floor
New York, NY 10001



Bank Owned Office Co-op
Nomad, Manhattan

Asking Price: \$2,950,000
Owner-User Opportunity



Raven Property Advisors has been exclusively retained to sell the 3rd Floor Office Cooperative at 39 West 29th Street, a unique office opportunity located in the heart of NoMad. The subject property features high ceilings, polished concrete floors, and an open, flexible layout that can easily accommodate a variety of office or creative uses. The space is accessed via a passenger elevator that opens directly into the unit, providing privacy and a boutique office feel for an owner-user or investor. Positioned just off Broadway and within close proximity to numerous subway lines, the property benefits from excellent accessibility and is surrounded by the vibrant retail, dining, and commercial amenities that define the NoMad neighborhood.

For more information, please contact exclusive brokers:

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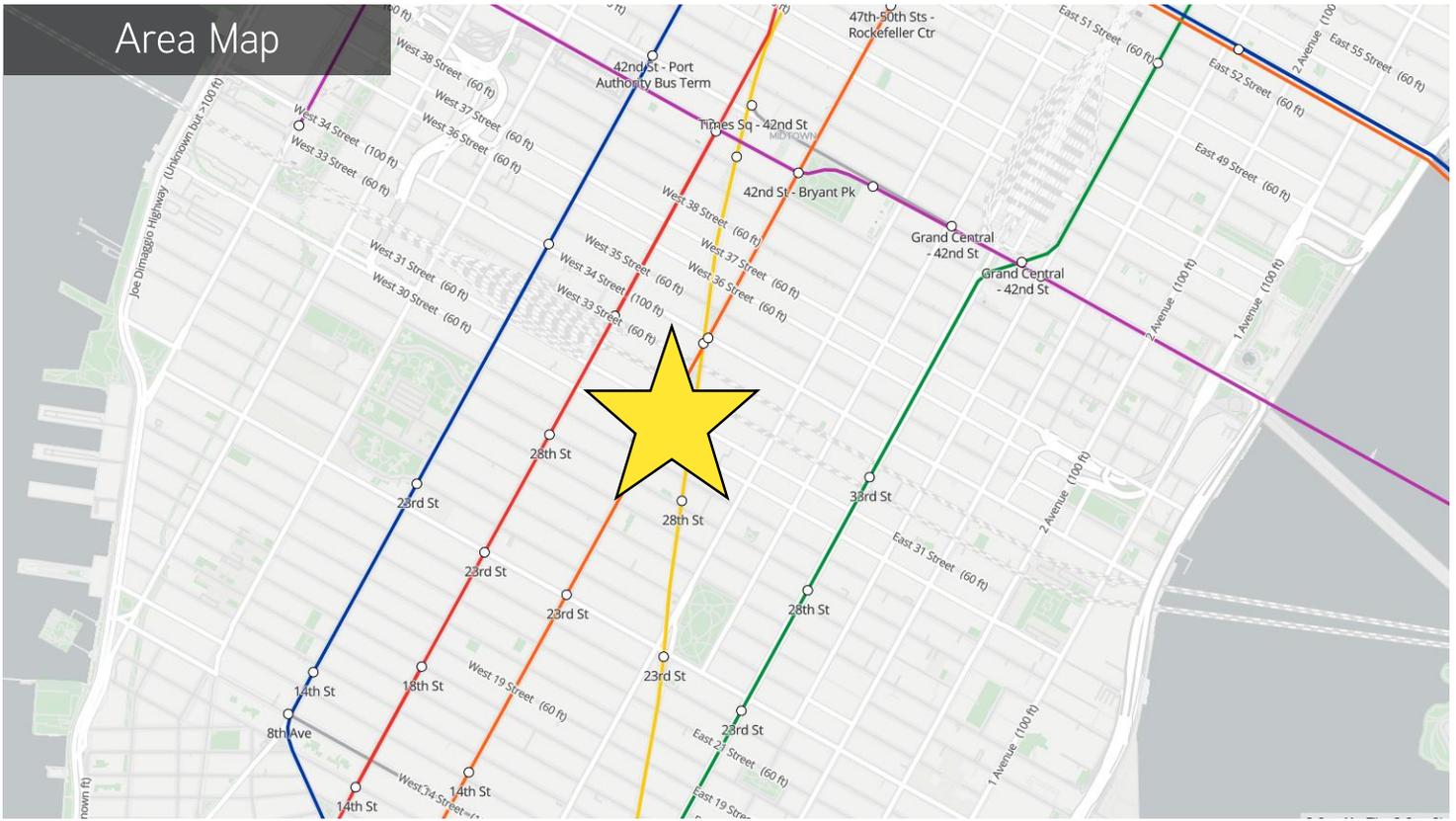
Raven Property Advisors LLC (RPA LLC) believes all data and information regarding real property to be accurate, but may be subject to errors, omissions, changes in price, changes in exact measurements, rents, or other property data, prior sale or withdrawal without further notice. The information contained herein is NOT intended to be a complete list of all information a prospective purchaser may need in contemplating whether or not to make an offer. The contents herein are not intended to create or imply a legal commitment by RPA LLC, including but not limited to, the payment of a commission to any other person, finder, brokerage, or other entity without further written agreement.

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Address	39 West 29th Street, Floor 3
Cross Street	6th Avenue & Broadway
Neighborhood	NoMad
Description	Office Cooperative
Block / Lot	831 / 10
Year Built	1914
Lot Dimensions	50' x 98.75'
Lot Size	4,906 SF
Stories	12
Gross Building Area	4,300 SF
Rentable Square Foot Area	5,000 SF
Real Estate Taxes (25/26)	\$43,236
Annual Maintenance	\$23,940
Zoning	M1-6



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Financial Overview

Income			
Rentable SF	Proforma Monthly	Proforma Annual	\$/SF
5,000 SF	\$20,833.33	\$250,000.00	\$50

Expenses		
Real Estate Taxes	Actual	\$43,236
Common Maintenance Charges	Actual	\$23,940
Insurance	Estimated	\$3,500
Total Expenses		\$70,676

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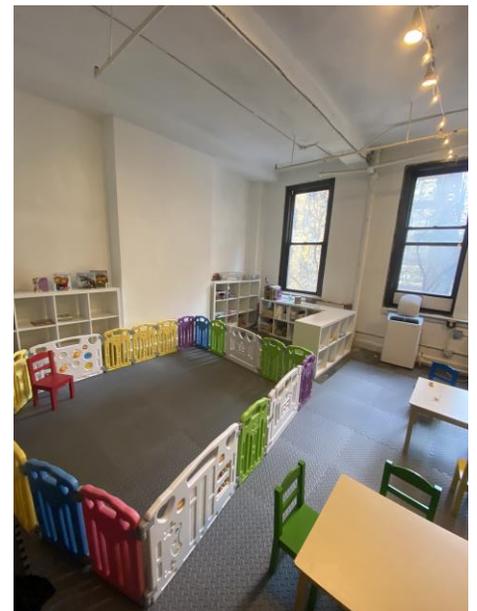
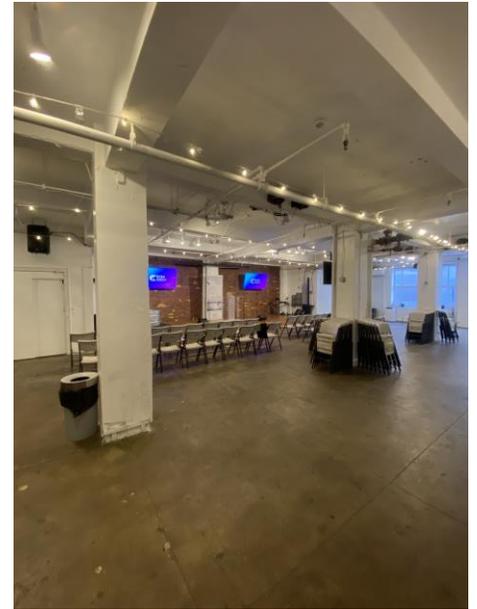
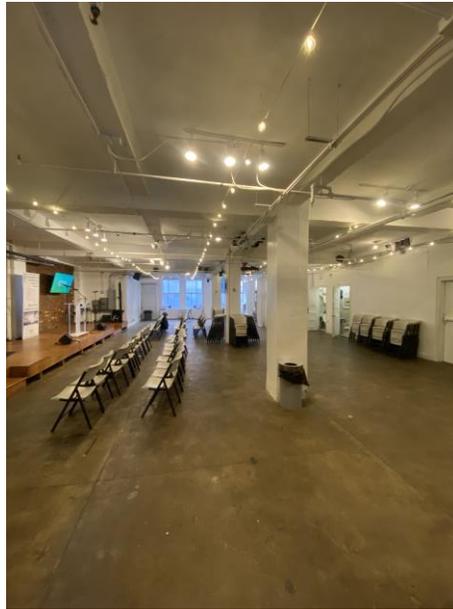
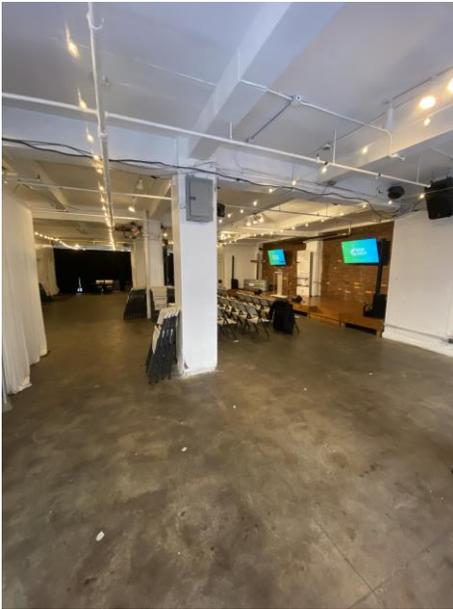
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Photos of Existing Interior Space



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