

SUSAN PENZNER Real Estate

E X C L U S I V E

PRIME CHELSEA COMMERCIAL CO-OP • FOR SALE



236 W 26th Street, Unit 5NW
BETWEEN SEVENTH & EIGHTH AVENUES

236 W 26th Street, Unit 5NW

Between Seventh & Eight Avenues



Unit 5NW:	Approx. 2,018sf
Ownership Type:	Co-op
Price:	\$1,650,000
Maintenance:	\$2,962/mo est 2024 <i>(includes Real Estate Taxes)</i>

New to market! Co-op unit for sale in the Capitol Fur Building, a rare mixed-use live/work co-op building situated at the intersection of Chelsea, Silicon Alley, Penn Station, and Hudson Yards. The building features common roof area with outdoor seating and stunning views. Recently upgraded lobby with key-fob access. Full-time super. Two large passenger elevators and a spacious automatic freight elevator.

Currently utilized as an office, this renovated industrial loft boasts a large glass office/conference room, 2 private restrooms, upgraded wet-pantry with dishwasher, and tenant-controlled central air conditioning. Concrete floors. High ceilings. 6 north-facing, oversized windows ensure ample & steady natural light.

Potential for residential conversion subject to co-op board review and approval. Prospective purchasers are encouraged to consult with their own architect to verify zoning and to explore the full range of possibilities. Certificate of Occupancy lists the loft as “factory.”

Nathan Stange
Licensed Assoc. Real Estate Broker
212.343.1909 x13
917.873.5604
nathan@susanpenzner.com

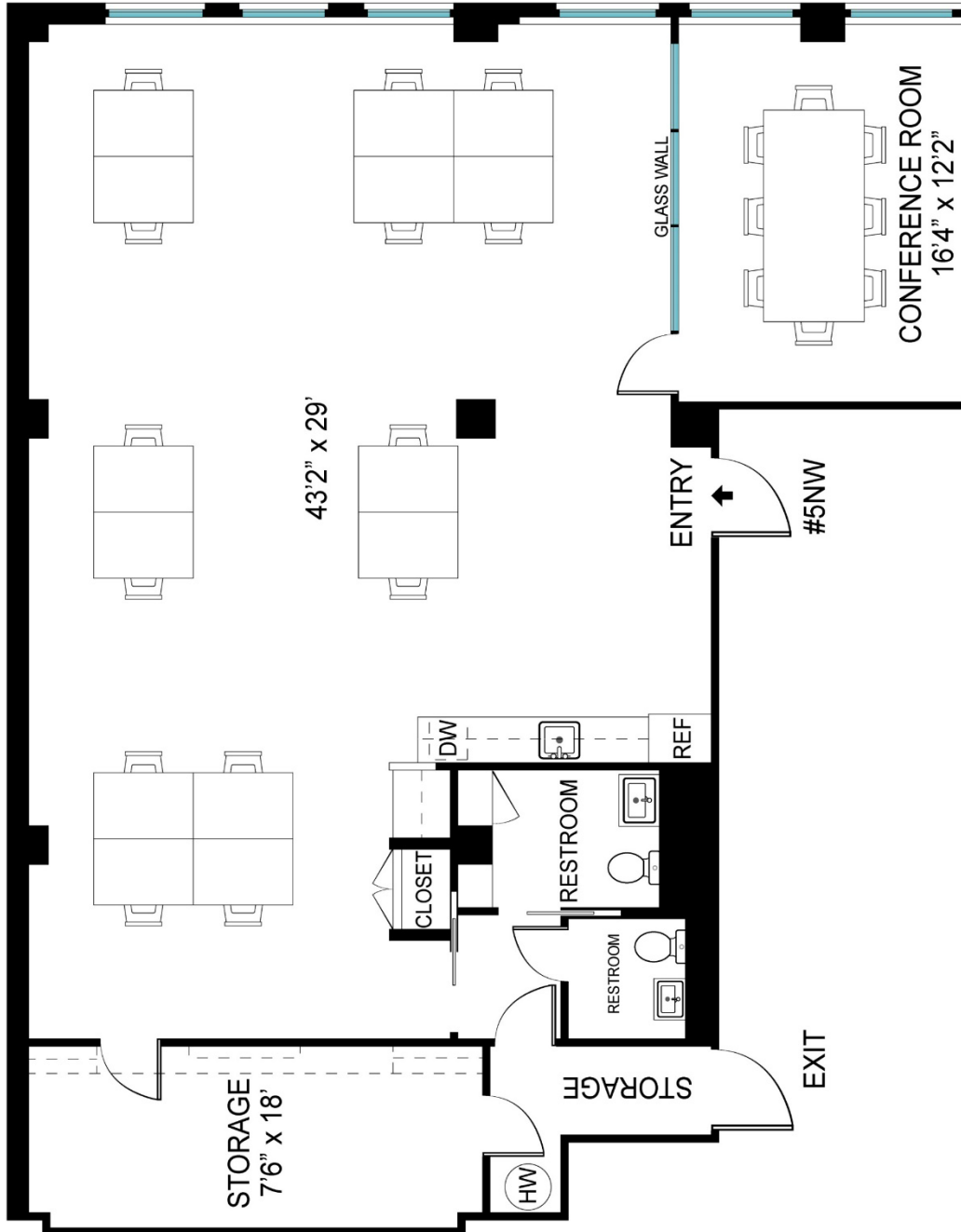
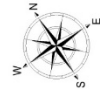
Derek Jenkins
Licensed Real Estate Salesperson
212.343.1909 x10
derek@susanpenzner.com

SUSAN PENZNER Real Estate
EXCLUSIVE

Member
REBNY
REAL ESTATE BROKERS ASSOCIATION OF NEW YORK

Although the information regarding property sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy hereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

SUSAN PENZNER Real Estate



236 W 26th Street
Unit 5NW

SUSAN PENZNER Real Estate



236 W 26th Street
Unit 5NW

SUSAN PENZNER Real Estate



236 W 26th Street
Unit 5NW