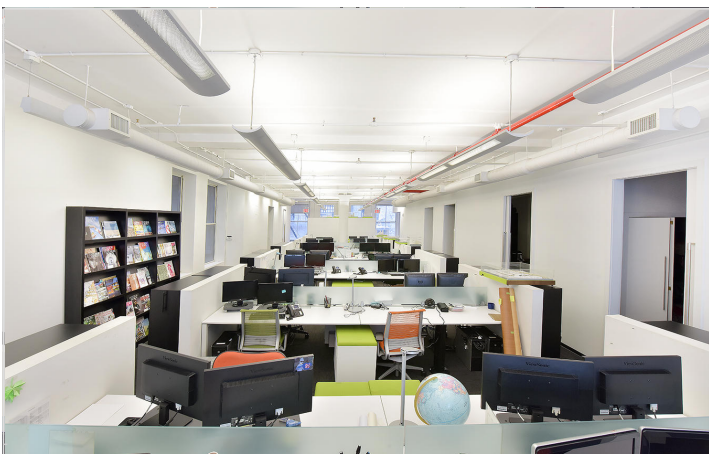


23 - 25 East 21st street

Commercial Condo Property for Sale

Between Broadway & Park South



25 East 21st Street Flatiron

SIZE: 4,400 RSF

FLOOR: Entire 2nd

PRICE: \$4,150,000

POSSESSION: Immediate

COMMON CHARGE: \$9.57 ft / \$42,127 yr

TAXES: \$7.70 per ft. / \$33,922 yr.

One of a kind Commercial Condo with As of Right Residential C of O.

Excellent Investment Opportunity

44 feet wide of mostly column free floor plate.

Nicest Quality Condo Building in Flatiron/Union Square.

Modern Open Creative Office Installation

Beautifully Built Move in Condition

Can combine with 3rd floor for 8800 ft Duplex

- (4) Windowed Offices Southern Exposure
- (3) Conference Rooms
- Large Bull Pen Area to seat 30 + people
- Modern Pantry Stainless Steel Appliances / Two New Bathrooms
- Extra storage rooms / IT room
- Entire floor with direct elevator access
- Soaring 13 ft. ceiling height with fine plastered finish
- Large Picture Windows Facing South
- Lobby attendant / lobby was recently renovated
- Efficient Flexible Floor Plate
- Office furniture available

Become part of this vibrant neighborhood and explore top restaurant options. Located on a lovely, quiet tree lined block in the heart of Flatiron, a wonderful and unique offering.



Jonathan Anapol
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E-MAIL: Janapol@primemanhattan.com

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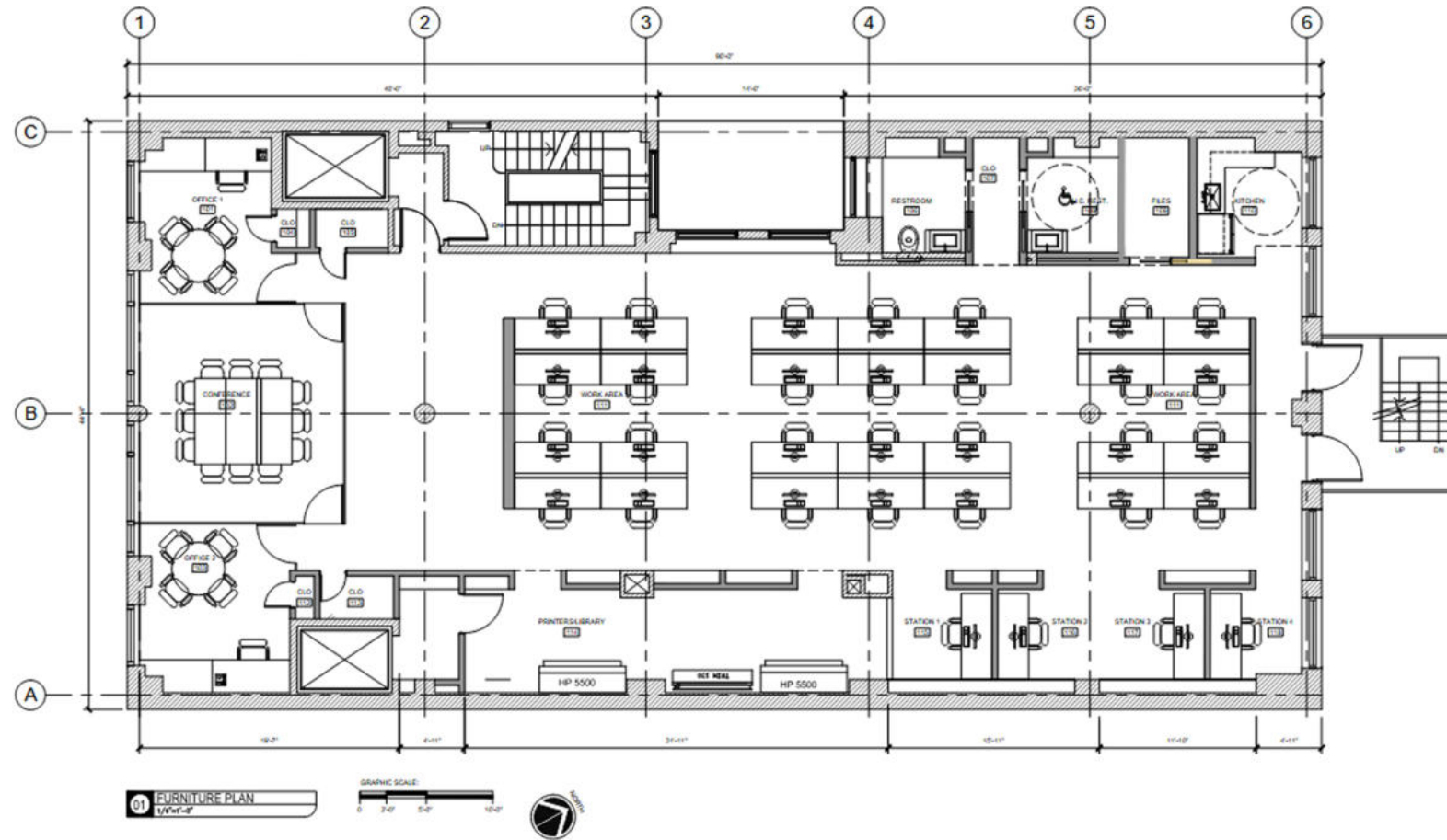
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