



## 49 W 24th St

49 W 24th St, New York, NY 10010



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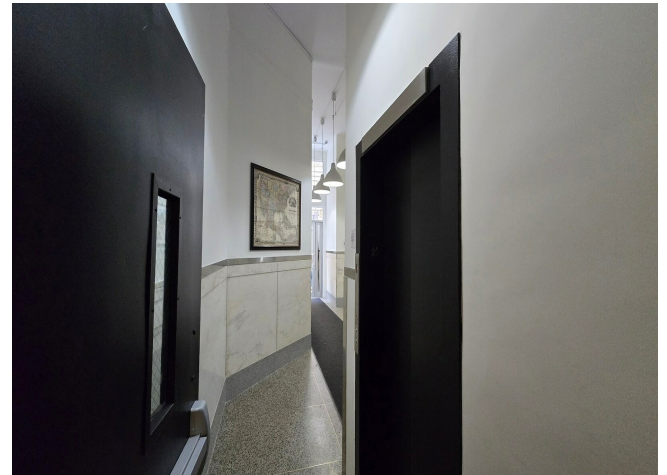
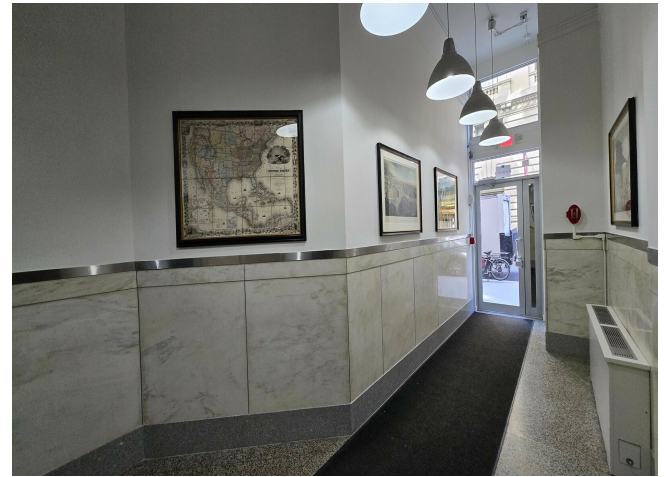
## 49 W 24th St

\$3,450,000

This building contains 11 stories with 10 commercial co-ops.

The property is next to The Vanguard, a brand new rental building on the corner of 24th St and 6th Ave. 3rd floor commercial co-op building with 1 passenger and 1 automatic freight elevator, a porter/super available Monday-Friday 9 AM to 5 PM. It was built in 1910 and converted in 1981 to a co-op. In progress to change use to Office C/O....

- Great location
- Located on a block full of restaurants



Price:	\$3,450,000
Unit Size:	4,850 SF
No. Units:	1
Total Building Size:	63,050 SF
Property Type:	Office
Property Subtype:	Loft/Creative Space
Sale Type:	Owner User
Building Class:	C
Floors:	11
Typical Floor Size:	5,663 SF
Year Built:	1910
Lot Size:	0.13 AC
Parking Ratio:	0.02/1,000 SF
Walk Score ®:	100 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)

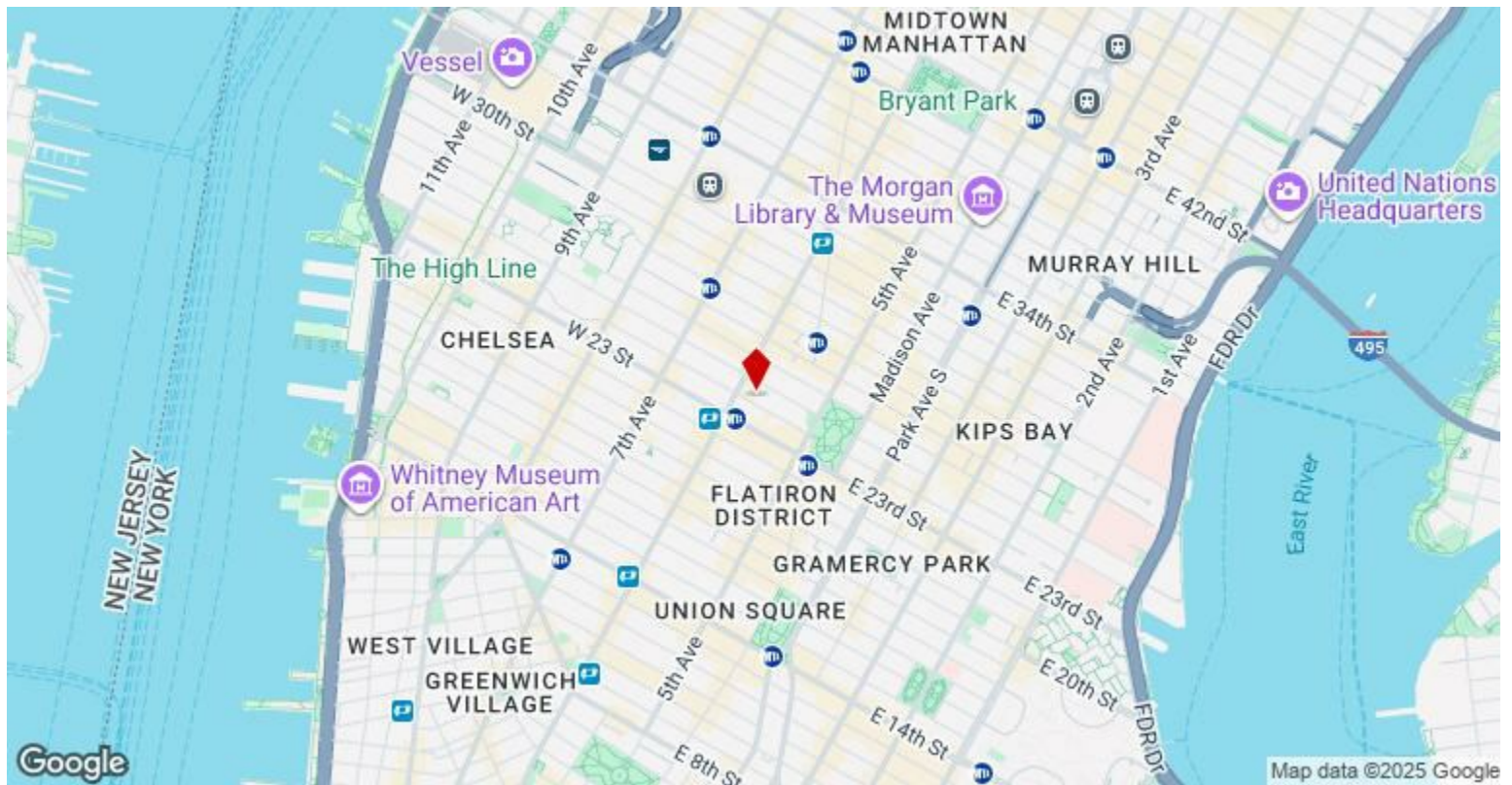
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
The Old Print Shop	4,850	July 2048





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## Property Photos



Lobby will update with New Class E fire alarm and attendant



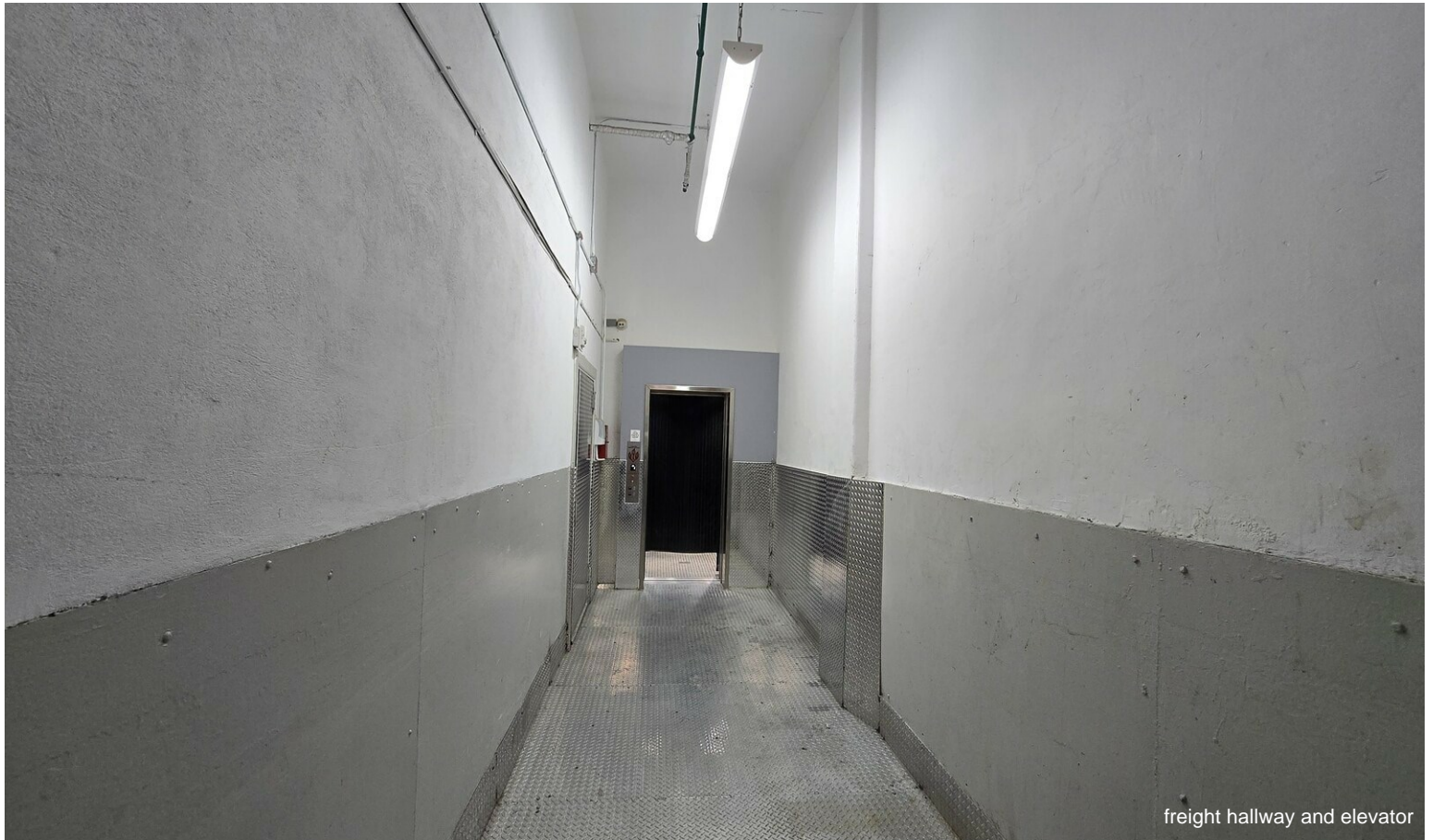
the building



## Property Photos



the-number



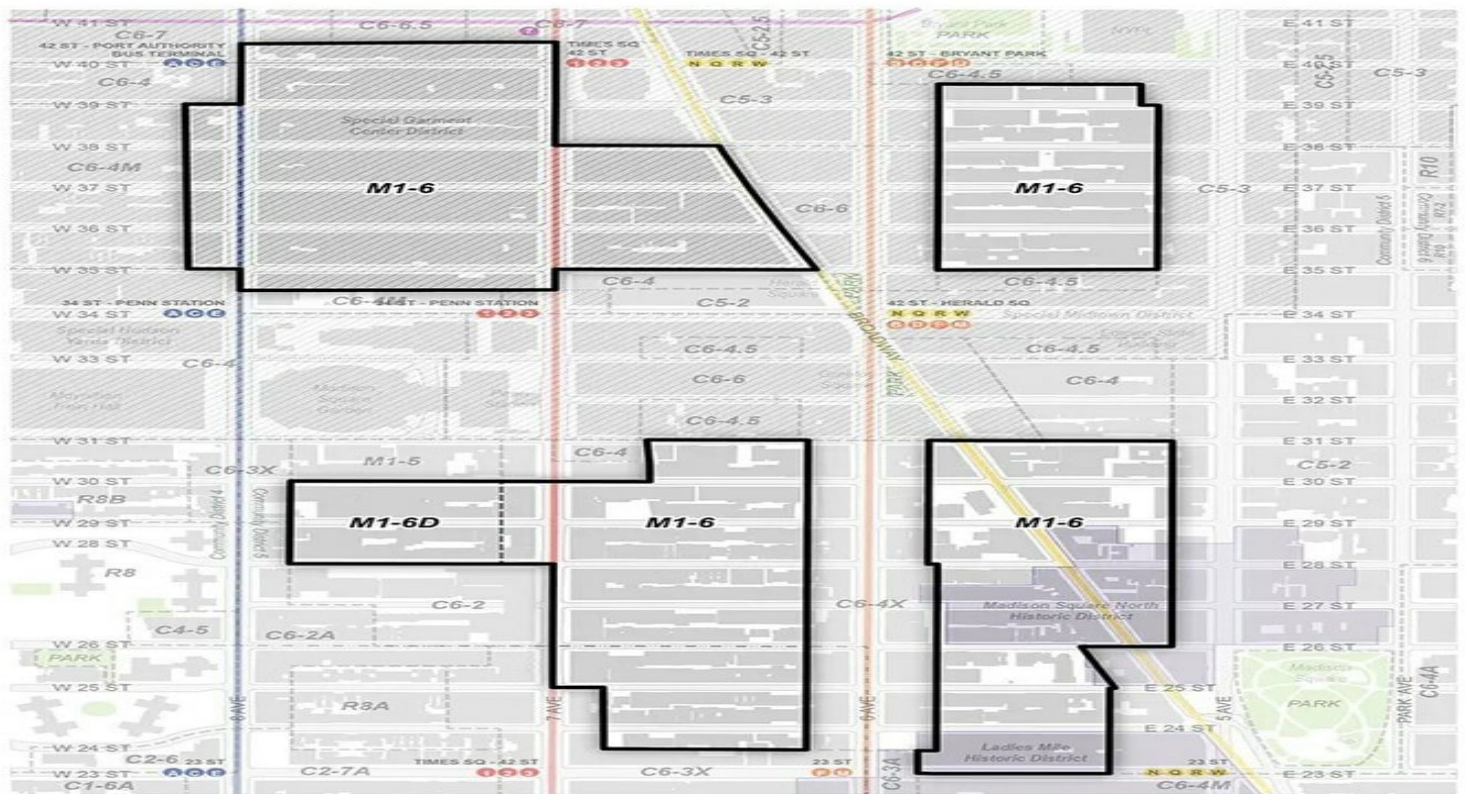
freight hallway and elevator



# Property Photos



New freight elevator



## Study Area

- Project Area
- - - Existing Zoning Boundary
- - - Community District Boundary
- Parks & Open Space
- Historic District Boundary
- Special District Boundary

0 660 feet (5 min walk)

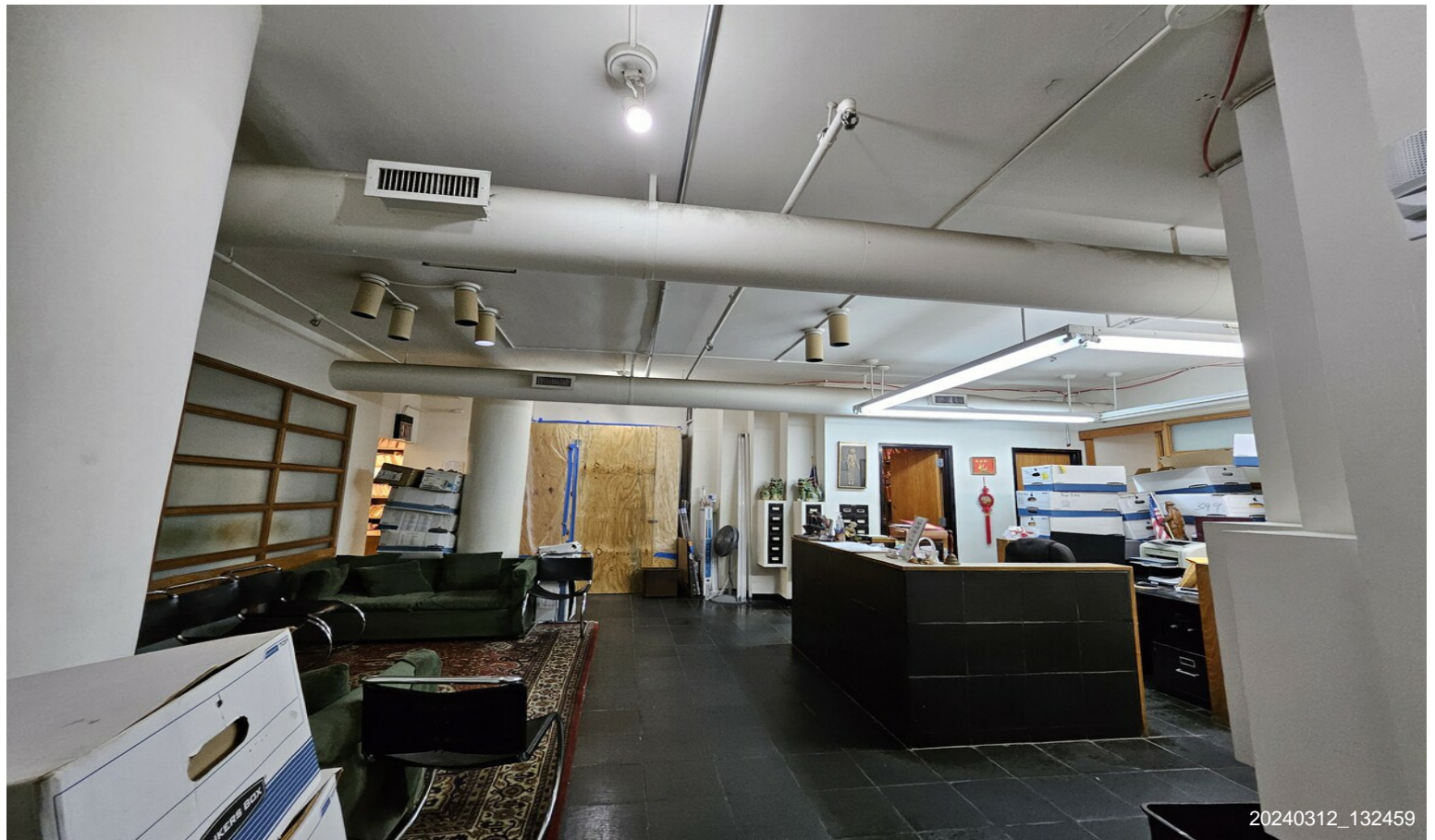




## Property Photos



South facing office





## Property Photos





## Property Photos



back office



small office



## Property Photos

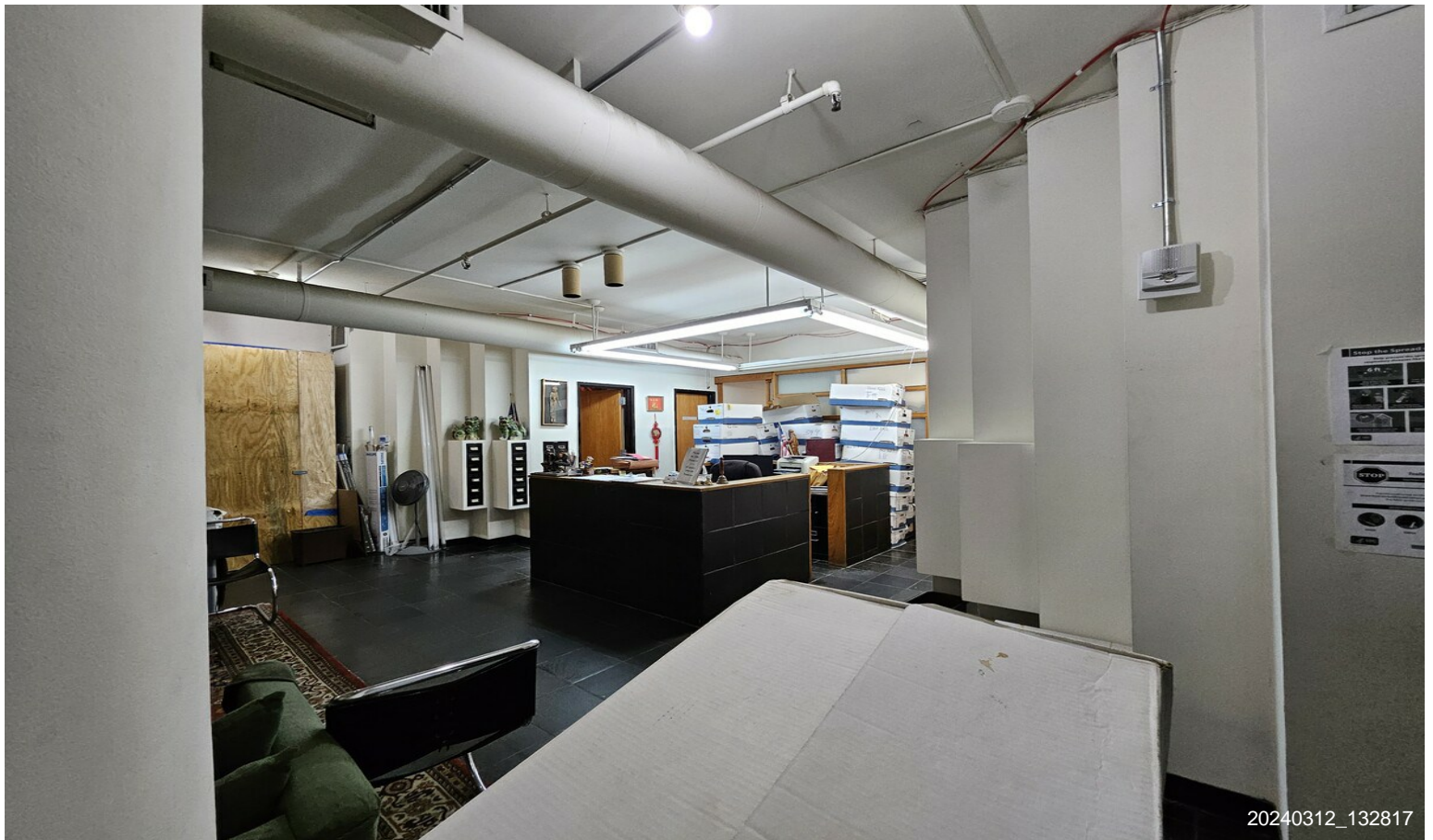




## Property Photos



20240312\_132653



20240312\_132817



## Property Photos



20240312\_132841