



corcoran

534 West 42nd Street, 1

Web# 23502489 \$425,000 Beds: 0 Baths: 1 Sq. Ft.: 194

Maint/CC: \$769 Taxes: \$507

Unmatched commercial retail "street-level opportunity" in one of Manhattan's busiest corridors. Just a block from the Hudson River and Javits Center, and a short walk to the Intrepid Museum, this unit benefits from high foot traffic driven by daily events, luxury condos, commercial stores, Pier 84 Boathouse, Circle Line tourist destinations, and hundreds of nearby residential apartments.

Designed for dry retail use, the space accommodates a wide range of businesses, including:

- *Tobacco shops, ATMs, convenience stores, and phone stores
- *Boutique legal or professional offices
- *Specialty repair services (A/C, electronics, cell phones)
- *Third-party premium pick-up/drop-off services, such as dry cleaning
- *Liquor and cigar shops, boutique retail, and specialty food retail (prepackaged or refrigerated items)
- *Barber shops, dental/medical offices, small business offices, and other service-oriented operations

This unit offers a rare chance to fill gaps in a vibrant, high-traffic neighborhood.

Highlights:

- *Ground-floor unit with elegant glass-front entry and exclusive private access
- *Surrounded by dense pedestrian flow and major transit hubs
- *Minutes from Hudson Yards, Javits Center, and Port Authority

A rare opportunity to capture maximum visibility and traffic in Midtown West, allowing entrepreneurs to create a high-impact presence in this vibrant corridor.



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Call... or just forget it.

Exhibit A

STATEMENT OF DIMENSIONS

DIMENSIONS INDICATED ARE APPROXIMATELY TO THE EXTERIOR WALL OF THE BUILDING AND PARTITIONS (DIVIDING THE UNITS, CORRIDORS, STAIRS AND MECHANICAL SPACES).

DIMENSIONS SHALL BE TO THE CENTER WHEN A PARTITION DIVIDES TWO

DECLARANT:
534 West 42nd Street, 1
ADDRESS : 534 WEST 42N
NEW YORK, NY 10036

ARCHITECTS CERTIFICATE
STATE OF NEW YORK,
COUNTY OF MANHATTAN

THIS IS TO CERTIFY THAT THIS IS AN ACCURATE REFLECTION OF THE CONDITIONS OF THE BUILDING AND FAIRLY DEPICTS THE LAYOUT, LOCATION, DESIGNATION AND APPROXIMATE DIMENSIONS OF THE UNITS.

BRIAN E BOYLE, RA

SWORN TO BEFORE ME
THE 18TH DAY OF FEBRUARY, 2006
No. 01BR6141234
Qualified in Kings County
Commission Expires Feb 21, 2006

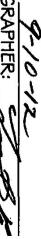
ARCHITECT:
BRIAN E BOYLE, AIA

75 SPRING STREET, 6TH
NEW YORK, NY 1001

The Deuce Condominium
534 WEST 42ND STREET
NEW YORK, NY 10036

TAX LOT CERTIFICATION

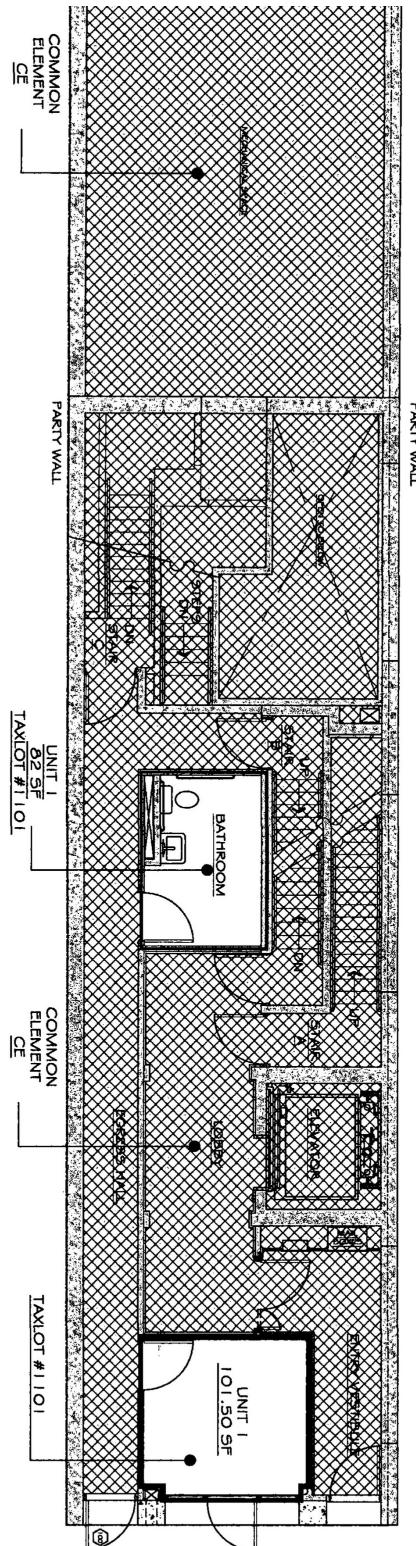
THE UNIT DESIGNATION AND THE
MAPS OF THE REAL PROPERTY AS
NUMBERED SHOWN HEREON CONFIRM
BUREAU OF THE CITY
OF NEW YORK, BOROUGH OF M

DATED: 2-10-12
CARTOGRAPHER: 

SHEET 4 OF 13



 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"



UNIT TAXLOT
 LIMITED COMMON ELEMENT
 COMMON ELEMENT
CE