



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.

Grayce Kelle Candido

Licensed Real Estate Salesperson
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GrayceKelle.Candido@corcoran.com

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.

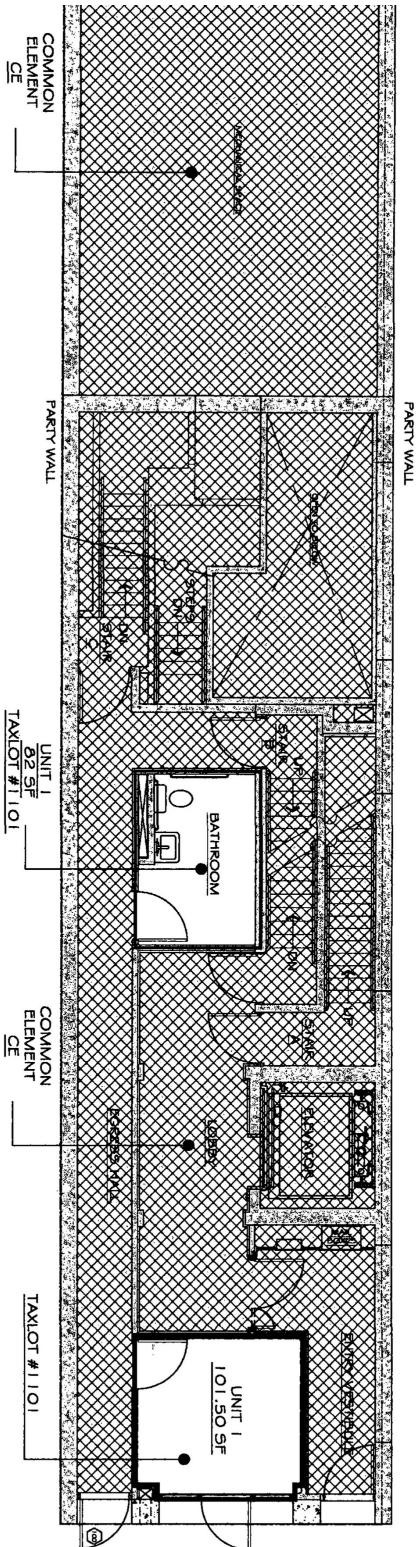


Call... or just forget it.



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Exhibit A



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



STATEMENT OF DIMENSIC
DIMENSIONS INDICATED ARE AP
AND ARE LOCATED HORIZON

APPROXIMATELY TO THE EXTER
EXTERIOR WALL OF THE BUIL
AND PARTITIONS (DIVIDING THE U
CORRIDORS, STAIRS AND MEC
SPACES).
DIMENSIONS SHALL BE TO THE C
WHEN A PARTITION DIVIDES TWO

DECLARANT:
534 West 42nd Street, 1
ADDRESS : 534 WEST 42N
NEW YORK, NY 10036
ARCHITECTS CERTIFICAT
STATE OF NEW YORK,
COUNTY OF MANHATTA

THIS IS TO CERTIFY THAT THIS F
ACCURATELY REFLECTION OF THE
CONDITIONS OF THE BUILDING AND
FAIRLY DEPICTS THE LAYOUT, LOC
DESIGNATION AND APPROXIMATE 1
OF THE UNITS.

BRIAN E. BOYLE, RA

SWORN TO BEFORE ME
I, **BRIAN E. BOYLE**, of the County of **NEW YORK**, State of **New York**,
No. 01BR6141234
Qualified in Kings County
Commission Expires Feb 21, 2018

ARCHITECT:
BRIAN E. BOYLE, AIA
75 SPRING STREET, 6TH
NEW YORK, NY 1001

The Deuce Condomin
534 WEST 42ND ST
NEW YORK, NY 10036
TAX LOT CERTIFICATION
THE UNIT DESIGNATION AND THE
NUMBERS SHOWN HEREON CONFI
MAPS OF THE REAL PROPERTY AS
BUREAU OF THE CITY
OF NEW YORK, BOROUGH OF M
DATED: 9-10-12
CARTOGRAPHER: *[Signature]*