



BUILDING FOR SALE

122 WEST 29TH STREET

BETWEEN 6TH & 7TH AVENUES

PRIME MIXED-USE WALK-UP BUILDING WITH INCOME POTENTIAL

PROPERTY INFORMATION

<i>Address :</i>	122 West 29th Street
<i>Cross Streets :</i>	Between 6th & 7th Avenues
<i>Neighborhood :</i>	Chelsea
<i>Building Dimensions :</i>	25' x 98' (Approx.)
<i>Stories :</i>	4
<i>Gross SF :</i>	8,985
<i>Commercial Units:</i>	2
<i>Live/Work:</i>	1
<i>Retail Unit :</i>	1
<i>Total Units :</i>	4
<i>Lot Dimensions :</i>	25' x98.75' (Approx.)
<i>Lot Square Footage :</i>	2,469 (Approx.)
<i>Zoning :</i>	MI-6
<i>Historic District :</i>	None
<i>Tax Class:</i>	4
<i>Full Taxes (2023/2024) :</i>	\$103, 908

PROPERTY INFORMATION

PRIME MIXED-USE WALK-UP BUILDING WITH INCOME POTENTIAL

Discover a lucrative investment opportunity in a meticulously maintained, four-story mixed-use walk-up building located in prime Chelsea. This versatile property offers a diverse range of rental spaces, providing a solid foundation for substantial annual income.

GROUND FLOOR

- Street-level retail store with full basement, will be delivered vacant.

SECOND FLOOR

- Commercial space with months to months commercial tenant, will be delivered vacant.

THIRD FLOOR

- Spacious commercial unit delivered vacant, awaiting your vision for a new tenant.

FOURTH FLOOR

- This floor offers a legal "Live/Work" opportunity.
- Front commercial space with a skylight, delivered vacant, providing an open canvas for your business.
- The rear portion is a newly renovated 2-bedroom 2-bath apartment with a skylight, offering an exceptional living space.

ADDITIONAL FEATURES

- The utility on each floor are separately metered.
- Each floor equipped with individual heating systems for tenant comfort.
- Impeccably maintained building, ensuring long-term appeal.
- Opportunity to increase potential income with leasing of currently vacant spaces.
- Well-suited for a variety of businesses and residential tenants.
- The building roof was replaced in 2018.

CONSIDERATIONS

- Vacant spaces on the third and fourth floors present an opportunity for increased income.
- Market the available spaces to attract suitable tenants.
- Strategically position the property in a sought-after location.

ACT NOW

Seize the opportunity to own a property that provides the potential for further growth.
Don't miss out on this prime investment in a thriving area.

COMMERCIAL PROJECTED RENT ROLL

UNIT	STATUS	SIZE	PSF	MO. RENT	ANNUAL RENT
Ground Floor	Delivered Vacant	2,500	\$120	\$25,000	\$300,000
2nd Floor	Delivered Vacant	2,500	\$38	\$8,000	\$96,000
3rd Floor	Vacant	2,500	\$38	\$8,000	\$96,000
4th Floor	Delivered Vacant	2,500	\$48	\$10,000	\$120,000
Billboard				\$1,200	\$14,400
TOTAL:		10,000		\$52,200	\$626,400

PROJECTED INCOME

Gross Income:	\$626,400
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EXPENSES

	CURRENT EXPENSES
Real Estate Taxes	\$103,908
Insurance	\$8,727
TOTAL	\$112,635
NOI	\$513,765

122 WEST 29TH STREET

BETWEEN 6TH & 7TH AVENUES

122 West 29th Street is situated within the anticipated boundaries of the potential Midtown South Mixed-Use Rezoning Plan (MSMX). This initiative aims to redevelop the current manufacturing district into a vibrant area featuring residential and mixed-use properties.

The following rent roll is formulated with these future plans in mind, reflecting the projected changes in the neighborhood.

MIXED USE

PROJECTED RESIDENTIAL RENT ROLL

UNIT	BEDROOMS	BATHROOMS	MO. RENT	ANNUAL RENT
2F	Studio	1	\$4,500	\$54,000
2R	Two-Bed	2	\$6,500	\$78,000
3F	Studio	1	\$4,500	\$54,000
3R	Two-Bed	2	\$6,500	\$78,000
4F	Studio	1	\$4,500	\$54,000
4R	Two-Bed	2	\$6,500	\$78,000
TOTAL:			\$33,000	\$396,000

PROJECTED COMMERCIAL ROLL

	SIZE	PSF	MO. RENT	ANNUAL RENT
Ground Floor	2,500	\$120	\$25,000	\$300,000
Billboard			\$1,200	\$14,400
TOTAL:			\$26,200	\$314,400

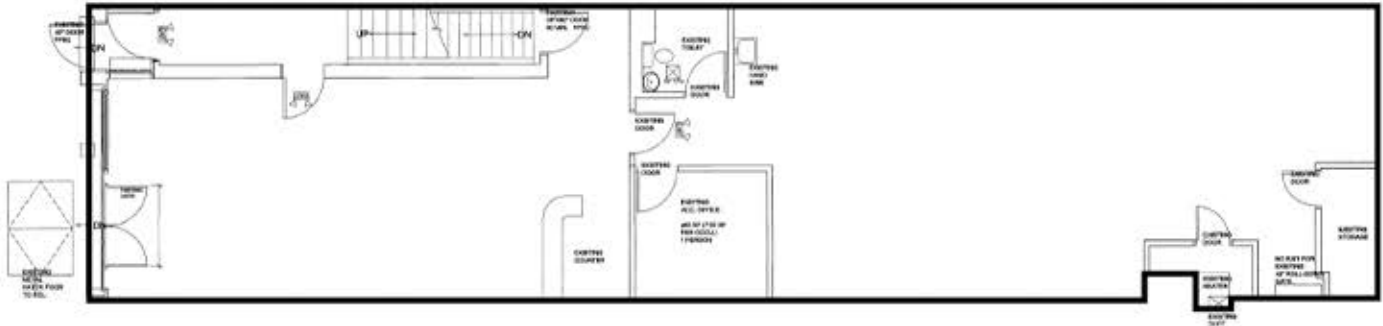
PROJECTED INCOME

Gross Income:	\$710,400
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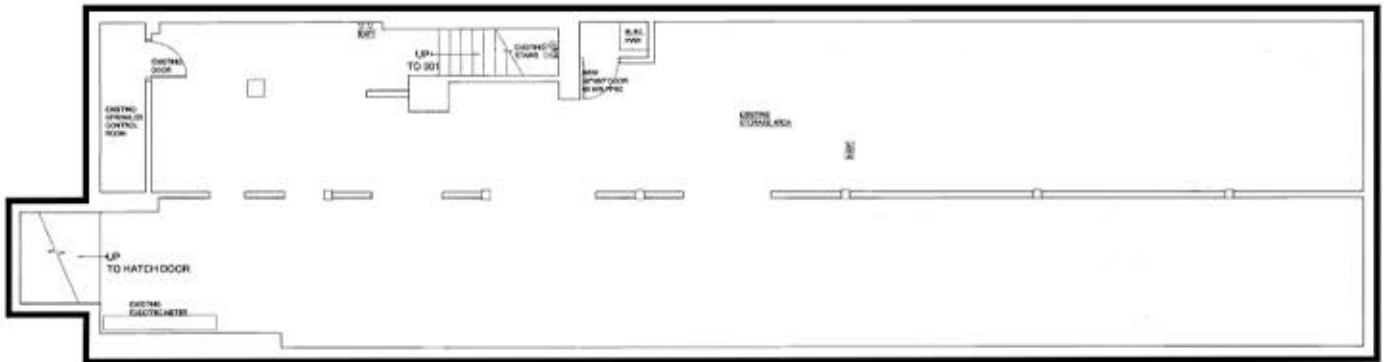
EXPENSES

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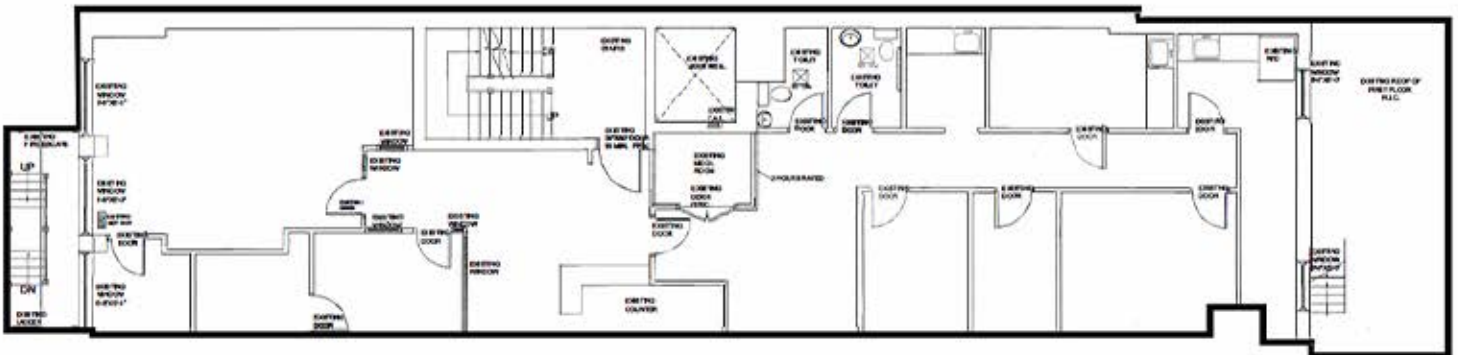
CURRENT FLOOR PLANS



GROUND FLOOR PLAN

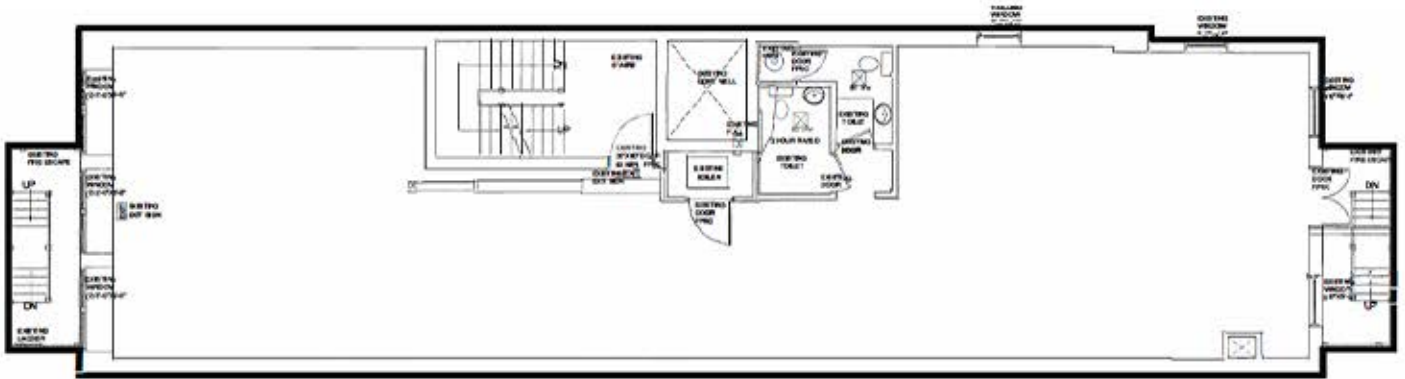


CELLAR FLOOR PLAN

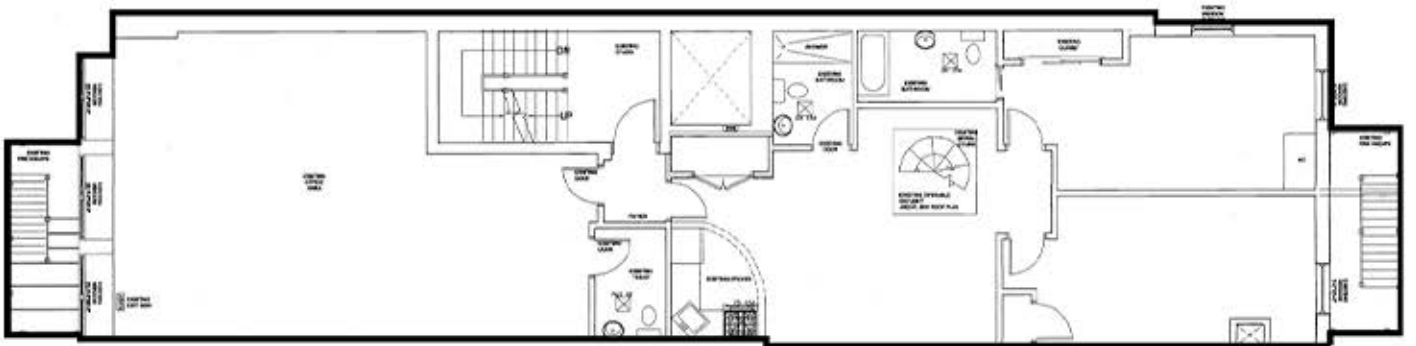


SECOND FLOOR PLAN

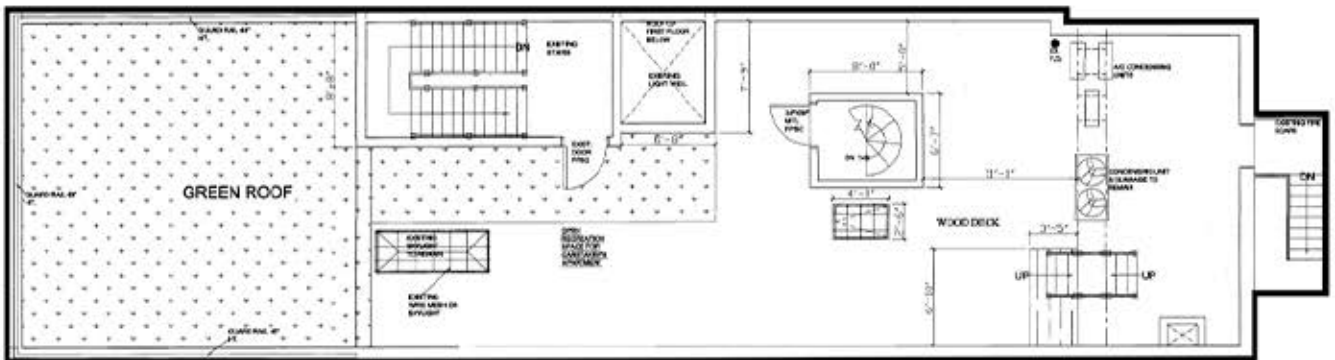
CURRENT FLOOR PLANS



THIRD FLOOR PLAN

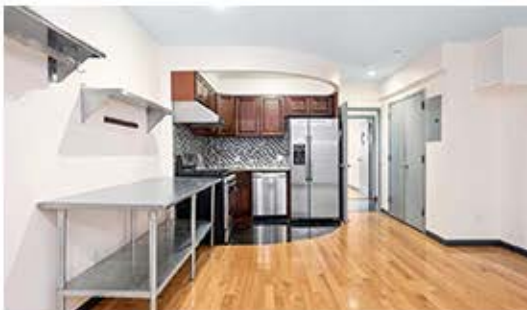


FOURTH FLOOR PLAN



ROOF FLOOR PLAN

INTERIOR PHOTOS



NEIGHBORHOOD MAP



122 WEST 29TH STREET BUILDING FOR SALE

SCHEDULE A VIEWING AND EXPLORE THE POSSIBILITIES
THAT AWAIT IN THIS EXCEPTIONAL MIXED-USE BUILDING

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