



424 West 49th Street,  
New York, NY 10019



 New York Institute of Go  
紐約棋院 ニューヨーク棋院 뉴욕기원

NEW AMSTERDAM  
TEAM

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○ 424 West 49th Street,  
● New York, NY 10019

KW Commercial is pleased to offer for sale or lease a unique two-level commercial condominium ideally suited for a wide range of uses, including full commercial occupancy or a live/work combination.

Situated in the heart of Midtown West on West 49th Street between 9th and 10th Avenues, this flexible space spans the ground and second floors of a boutique condominium building.

## Ground Floor – Approx. 2,412 SF

The entry level features a functional layout with an entry vestibule, storage room, private office, large executive office, two restrooms, and a spacious open work area with soaring 22-foot ceilings, skylights, and access to a private rear outdoor space, perfect for creative or collaborative environments.

## Second Floor – Approx. 1,050 SF

Accessible via an internal spiral staircase as well as through the building's residential lobby via elevator or stairs, the upper level includes a living room with a full bathroom, a kitchen, and an additional office that can easily function as a separate bedroom.

### Additional Features:

- Dedicated HVAC and heating systems
- Modern surveillance and security system with remote mobile access
- Basement storage included

### Ideal for:

Creative studios, galleries, fitness and wellness concepts, physical therapy, educational institutions, or other special-use operators seeking a distinctive and adaptable space in one of Manhattan's most vibrant neighborhoods.

For Sale	\$ 1,800,000
Common charges	\$ 3,456 / month
RE taxes	\$ 40,046 / year



Floorplans

[illegible]

90'-0"

25'-0"

EXIST. SKYLIGHT

THIS AREA BELONG TO THE FIRST FLOOR

NEW Electric Stove  
Manuf. Amana  
Model AER303MFS

NEW SINK

NEW Electric Washer/Dryer  
Manuf. Frigidaire  
Model FLCE7S22AW

COUNTER

OFFICE

EX. STAIR DN

EX. ELEVATOR

EX. TOILET

EX. LAVIA

EX. TUB

EX. BATHROOM

EX. (2) DOOR

LIVING ROOM  
ROOM AREA: 334 S.F.  
LIGHT AREA: 45 S.F. > 10%  
VENT AREA: 22.5 S.F. > 5%

90'-0"

0'-02"

EX. WIN. (Area 30 S.F.)

EX. WIN. (Area 15 S.F.)

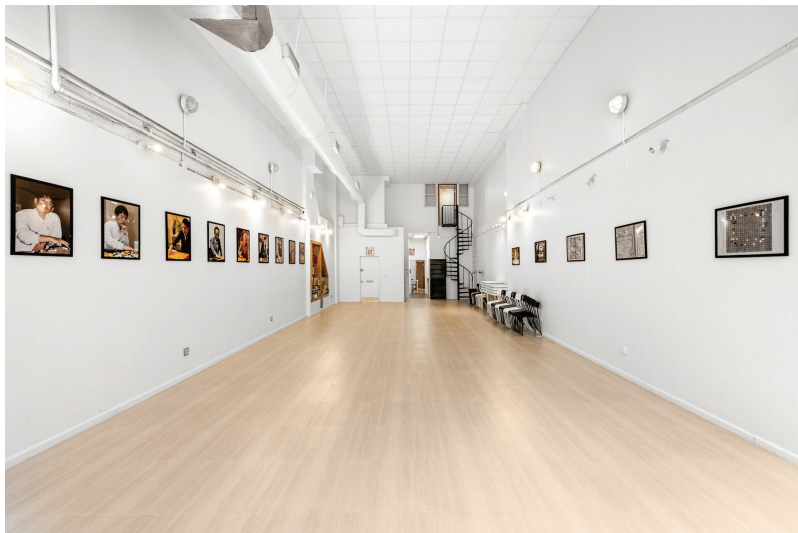
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TEAM at Keller Williams NYC

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