

548 WEST
TWENTY
SECOND

CHELSEA, NEW YORK

SERHANT.

SIGNATURE



Building / Lot Information

RARE CHELSEA DEVELOPMENT OPPORTUNITY

548 West 22nd Street is an exquisite masonry construction property with versatile zoning potential, offering a pristine canvas for customization through 45,000 square feet of interior space, a car-port elevator servicing every level, and additional air rights to truly realize your development vision.

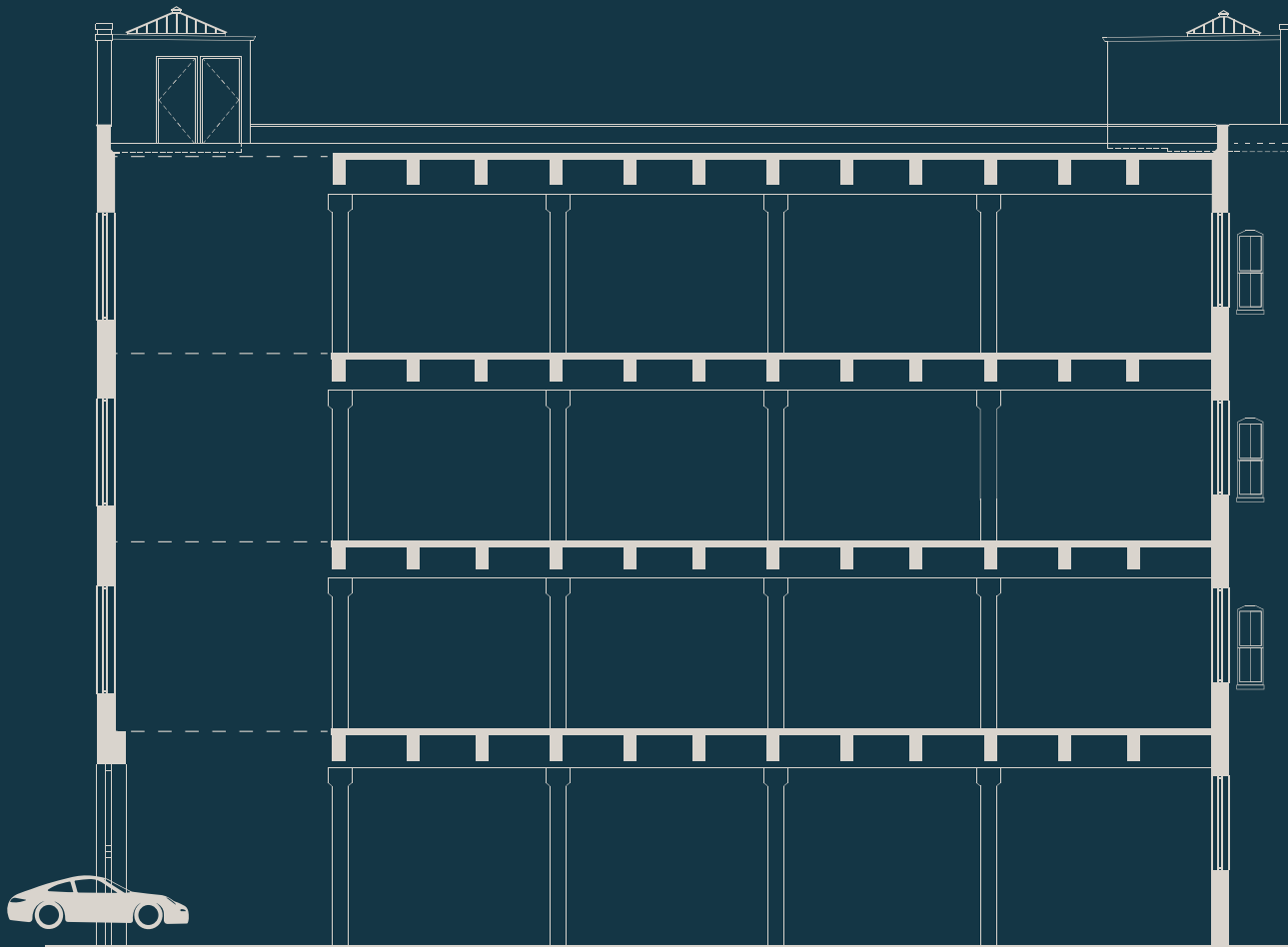
Building Dimensions	100x93
Stories	4
Roof Height	93 feet
Square Footage	45,000/ 11,000 + SF per floor
FAR as Built	3.86
Zoning	C6-3, M1-5, wCh
Zoning C6-3	Allowable FAR: 7.5
Zoning M1	Allowable FAR: 5
Current Allowable ZFA	62,000 SF (approx)
Additional	14,000 SF possible w/ variance



Stacking Plan

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775 RSF

11,160 RSF

CEILING HEIGHT: 16'5"

11,156 RSF

CEILING HEIGHT: 15'6"

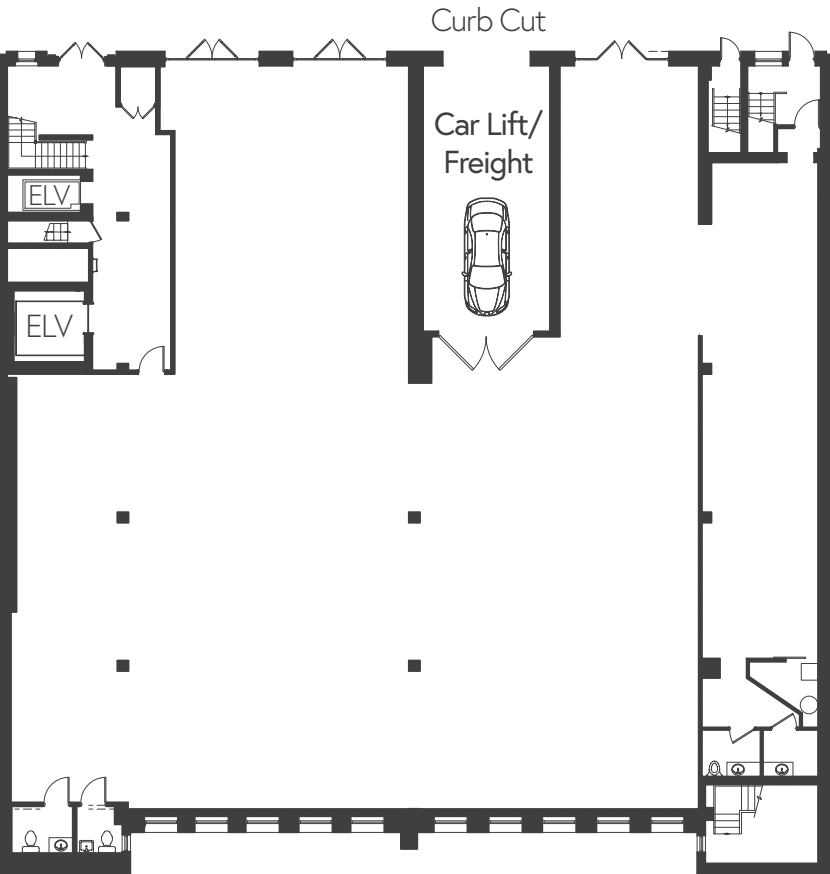
11,145 RSF

CEILING HEIGHT: 15'6"

11,397 RSF

CEILING HEIGHT: 17'11"

Ground Floor



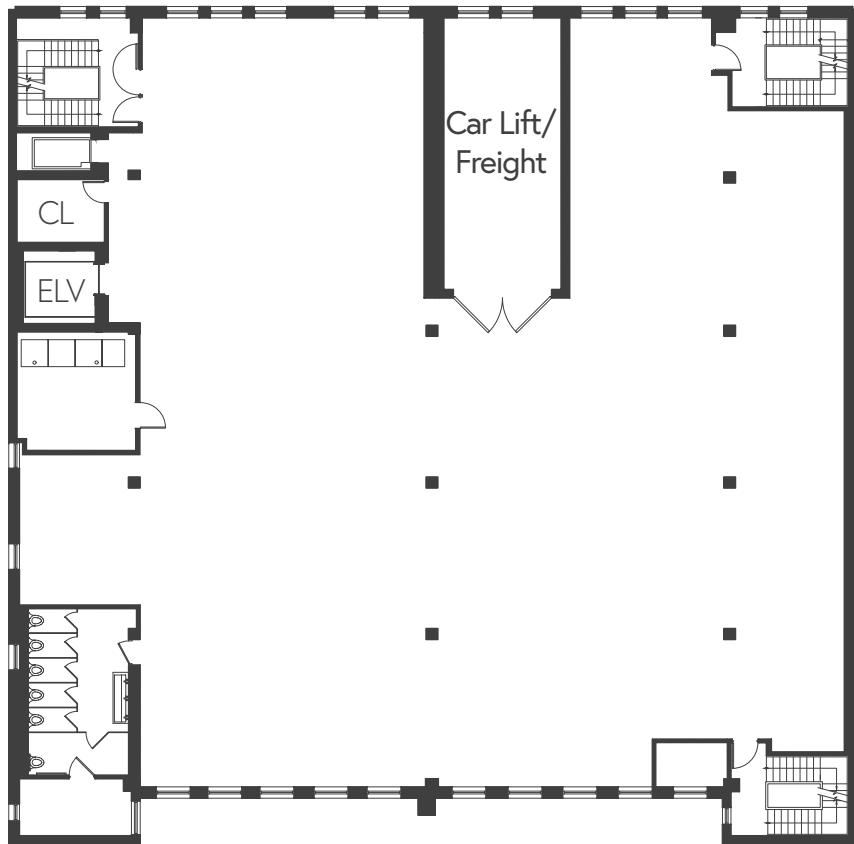




ESPRESSO 2.0
AMERICANO 2.5
MACCHIATO 3.5
CORTEADO 3.5
CAFFUCINO 3.5
MOCHA 3.5
COLD BREW 3.5
CHIA LATTE 3.5
MATCHA LATTE 3.5
HOT CHOCOLATE 4.0

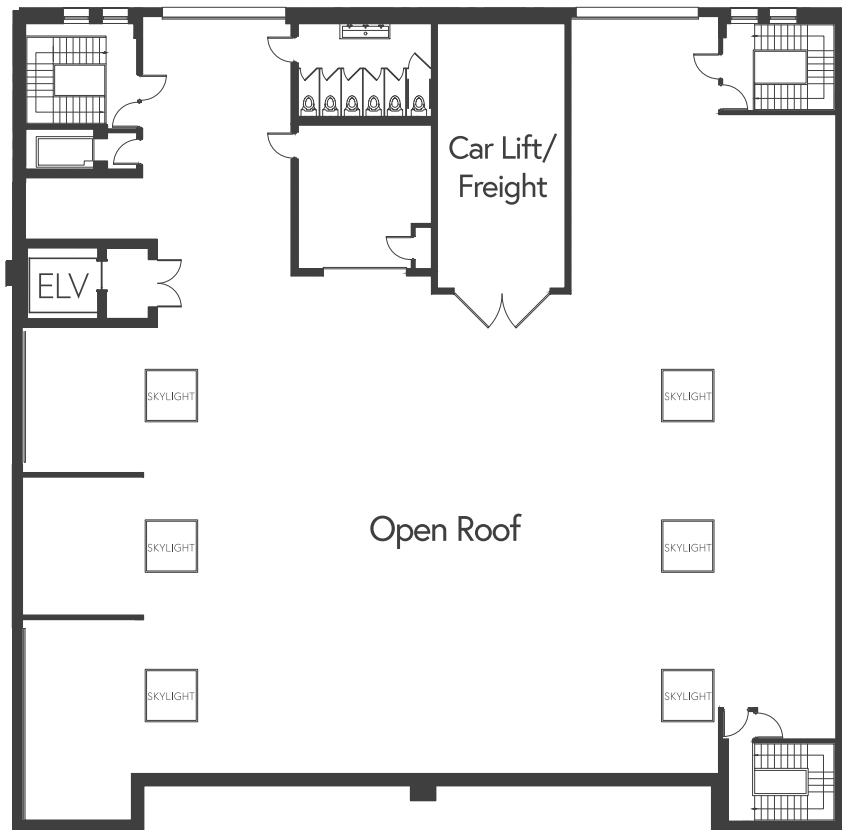


Floors 2-4





Roof Plan





The Property

EXQUISITE MASONRY CONSTRUCTION PROPERTY

Nestled between the Chelsea Highline and the Hudson River Greenway, this exceptional redbrick building was constructed in 1920 and was a former art center. Central to the property, there is a curb cut with drive-in capability, leading to a carport which services every floor, including the fully finished and landscaped roof.



The Property

OVER 45,000 SQUARE FEET

Every level is completely open with dramatic floor-plates spanning over 11,000 square feet with ceiling heights ranging from 15.5 feet to nearly 18 feet. Natural light floods these captivating spaces throughout the day from the building's authentic wrought iron embellished windows.



**A Space
Where
Imagination
Knows No
Bounds and
Potential is
Limitless,
Both Inside
and Upwards.**



Residential Option #1

With option 1, developers leverage the existing structure and maintain the existing ZFA. The first floor (9,500 square feet) becomes a commercial or retail space, while the upper levels (28,500 square feet) and rooftop are dedicated to residential units and amenities.





Residential Option #2

With option 2, developers have the opportunity to build an eight or ten-story tower using the existing structure as a base. The first floor (9,500 square feet) will be for commercial or retail, while the upper levels (64,000 square feet) become residential and amenity spaces.



Chelsea

548 West 22nd Street is in one of the most desirable areas in Manhattan. The building is moments from an abundance of trendy dining and nightlife options, as well as renowned art galleries. It is also close to the High Line, Chelsea Piers, Hudson River Greenway, Little Island, Chelsea Market, the Whitney Museum of Art, Meatpacking District, and Hudson Yards.



Restaurants

Los Tacos No. 1
Hav & Mar
Miznon
Maison Kintaro
Shukette
La Devozione



Arts & Culture

Whitney Museum
Museum of Illusions
Rubin Museum of Art
The Museum at FIT
Agora Gallery
Berry Campbell



Cocktails & Nightlife

The Tippler
Bathtub Gin
Manderley
Gallow Green
McKenna's Pub
Fiddlesticks Pub
Flannerys Bar



Health & Wellness

Equinox
New York Sports Club
Chelsea Piers
The High Line
Little Island
Hudson River Park
Hudson River Greenway





Exclusive Sales and Marketing by



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We understand that it's more important than ever to help our clients and partners adapt to behavioral and market changes being driven by generational shifts and technological advances in society, and by combining traditional brokerage services with innovative production and marketing capabilities, we know how to do that better than anyone else.

Ariel Sassoon

Licensed Assoc. RE Broker
ariel@serhant.com
516.236.2151

Ryan Serhant

Licensed Real Estate Broker
ryan@serhant.com
646.480.7665

548w22.com

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serhant.com | hello@serhant.com | 646.480.7665 | 372 West Broadway, New York NY 10012

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