

# 336 WEST 23<sup>RD</sup> STREET



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# 336 West 23rd Street, New York City

HISTORIC CHELSEA ELEVATOR TOWN HOUSE  
A MIXED USE OPPORTUNITY





# 336 WEST 23<sup>RD</sup> STREET

## *For Sale \$22,500,000*

Douglas Elliman Commercial as exclusive agent for ownership, is pleased to present for sale 336 West 23rd Street, a 25-foot wide, Italianate-style, mixed-use elevator townhouse situated in the vibrant neighborhood of Chelsea, NYC.

Originally built in 1855 and rising with presence on a tree-lined block, 336 West 23rd Street is a free-market building that offers an extraordinary scale and flexibility rarely available in Manhattan. Spanning approx. 16,000 square feet across eight levels, the property has been redeveloped to provide generous living space, north and south terraced views, an immersive retail experience, upgraded mechanicals, and direct metering for ease of asset management.

Residential Potential: Two grand duplex residences and penthouse guest suite, each enhanced with private terraces, soaring ceilings, and refined architectural details. Potential luxury rental portfolio or a spectacular single-family mansion, condo offering.

Commercial Opportunity: A retail triplex with private garden, restored marble fireplaces, chandeliers, and dedicated elevator access. Ideal for a flagship retail concept, gallery, restaurant & hospitality, or exclusive members' club. Offering an unmistakable street-level presence.

Versatile Vision: The property's layout and scale make it equally suited for a live/work combination, an investment-driven approach, or a bespoke personal estate.

Delivered vacant, 336 West 23rd Street is more than just a property — it is a canvas for bold transformative real estate. Whether as a residence, an investment, or a cultural destination, 336W23 offers an unparalleled opportunity to create something extraordinary in the heart of New York City.





**ADDRESS:** 336 WEST 23<sup>RD</sup> STREET, NEW YORK, NY, 10011

**LOCATION:** MIDBLOCK ON THE SOUTH SIDE BETWEEN  
NINTH AND TENTH AVENUES

**BLOCK / LOT:** 00746-0062

**LOT DIMENSIONS:** 25' X 98' 9"

**LOT SQUARE FOOTAGE:** 2,469 SF

**BUILDING DIMENSIONS:** 25' X 98' 9"

**ABOVE GRADE SQUARE FOOTAGE:** 13,469 SF

**BELOW GRADE SQUARE FOOTAGE:** 2,469 SF

**TOTAL SQUARE FOOTAGE:** 15,938 SF

**STORIES:** 6

**FLOORS:** 8

**ATTIC:** PENTHOUSE SUITE

**RESIDENTIAL UNITS:** 2 DUPLEXES

**RETAIL UNITS:** TRIPLEX RETAIL UNIT

**BALCONY / TERRACES:** 7

**BALCONY / TERRACE OUTDOOR SPACE:** 2,240 SF

**GROSS RETAIL TRIPLEX:** 7,472 RENTABLE SF

**ZONING:** C1-6A | FAR 4

**AVAILABLE AIR RIGHTS:** OVERBUILT

**TAXES (2025/2026):** \$127,940

**TAX CLASS:** 4

**CERTIFICATE OF OCCUPANCY:** FINAL

**ELEVATOR:** 1 RESIDENTIAL + 1 COMMERCIAL

**GAS FIREPLACES:** 6

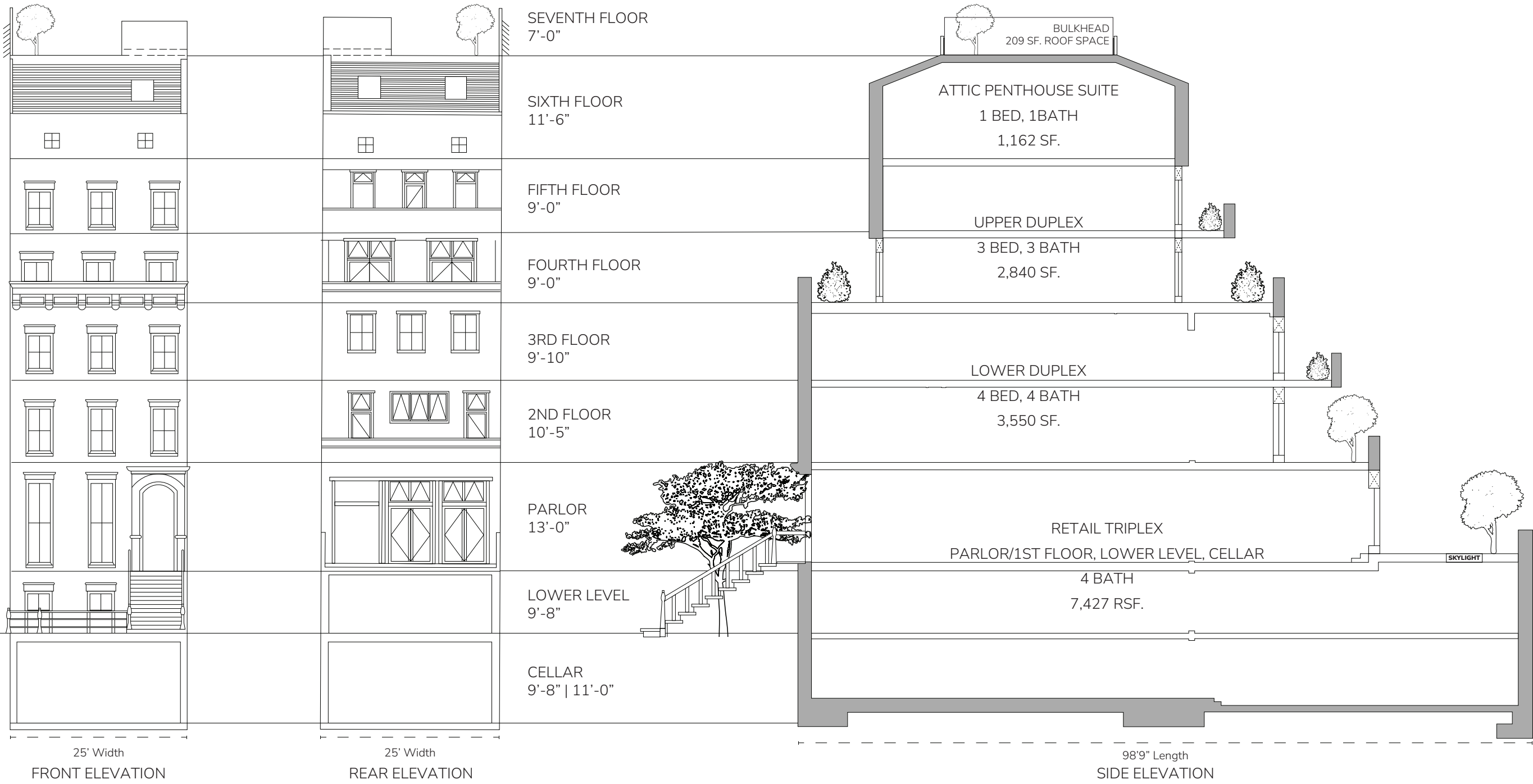
*Note: All square feet measurements are approximate.*

# Property Features





# Elevations





# Attic Penthouse Suite & Roof

## 6th & 7th Floor

APPROX. 1,162 SQFT. PLUS 209 SQFT. OF ROOFTOP TERRACE SPACE

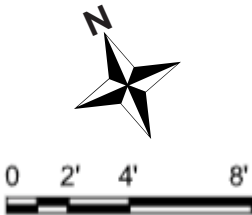
11' 6" ceilings with 3 skylights | Washer/dryer | Direct access to roof terrace outdoor shower | Dramatic north-south skyline views | Elevator access | Full open kitchen breakfast bar | Radiant Floor Heating | Bodarius Boiler System

 1 Bedroom  1 Bathroom



PENTHOUSE SUITE (ATTIC)

ROOF



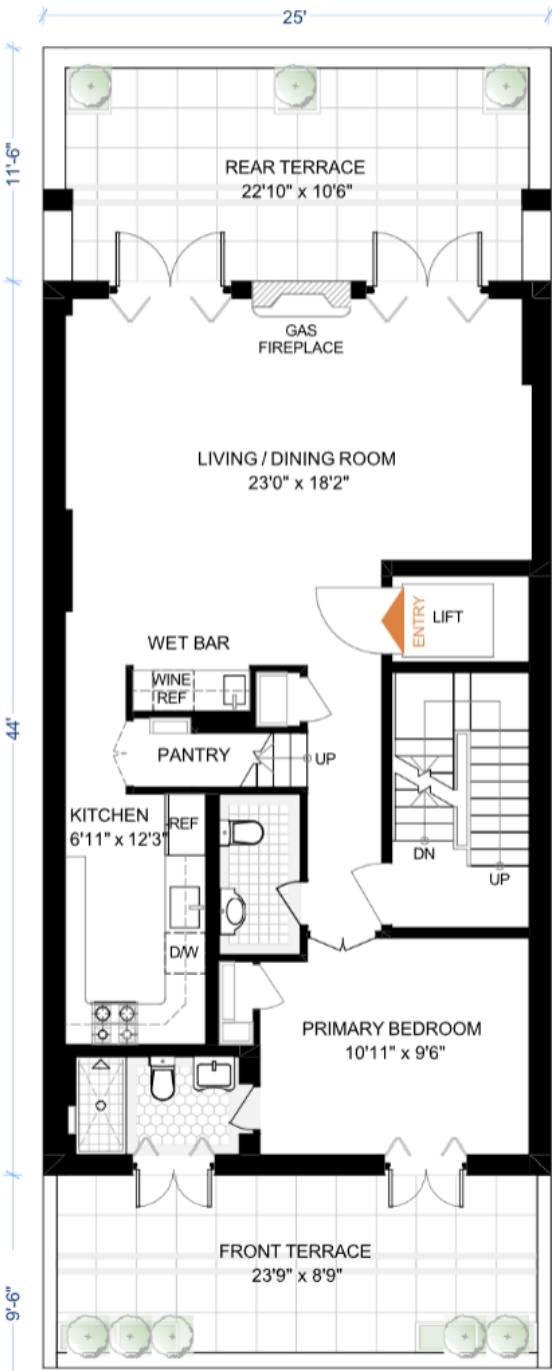
# Upper Duplex

## 4th & 5th Floor

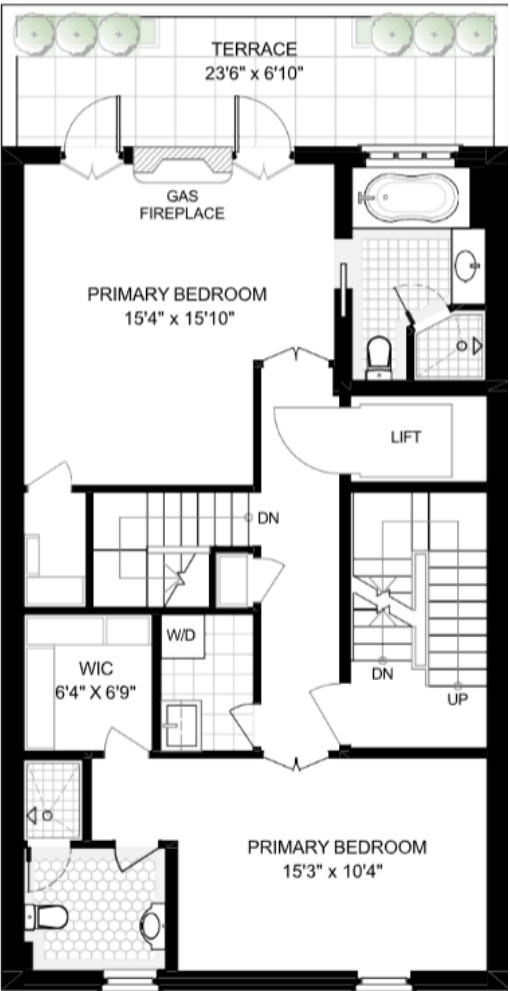
APPROX. 2,144 SQFT. PLUS 697 SQFT. 3 TERRACES (FRONT & REAR)

9' Ceiling Height | Elegant entertaining spaces with wet bar & walk-in closets | Steam shower | Washer/dryer | Elevator access

 3 Bedroom  1 Bathroom



4TH FLOOR



5TH FLOOR



# Lower Duplex

## 2nd & 3rd Floor

APPROX. 3,250 SQFT. PLUS 475 SQFT. (2) TERRACES

9'-8" Ceiling Height | 4 Gas Fireplaces | Large Open Kitchen with Dual Bosch Dishwashers & InSinkErators | Full-size washer/dryer | Wet bar with wine refrigerator & radiant heating | Elevator Access

4 Bedrooms 4 Bathrooms



# Retail Triplex

## Parlor/1st Floor, Lower Level, & Cellar

APPROX. 7,472 SQFT. INCLUDING 859 SQFT. (2) TERRACE

13' Ceilings | Private commercial elevator | 2 Restored Waterford chandeliers & 2 original marble fireplaces | Large rear terrace

4 Bathrooms







***Attic Penthouse Suite***





4th & 5th Floor



## 2nd & 3rd Floor







**Endless Opportunity**

VIRTUALLY STAGED - RENDERING



# Retail Triplex

VIRTUALLY STAGED - RENDERING





# Projected *Financials*

UNIT #	APPROX. GROSS AREA (SF)	APPROX. GROSS EXTRERIOR AREA (SF)	LEASE EXPIRATION DATE	ACTUAL ANNUAL RENT	PROJECTED ANNUAL RENT
ATTIC PENTHOUSE SUITE	1,038	209	VACANT	N/A	N/A
UPPER DUPLEX	2,840	697	VACANT	N/A	\$216,000
LOWER DUPLEX	3,550	475	3/31/2027	\$198,000	\$240,000
TRIPLEX RETAIL	7,472	859	VACANT	N/A	\$740,000
TOTAL	15,938*	2,240	N/A	\$198,000	INQUIRE FOR DETAILS

\*(INCLUDES ROOF AREA 1,038 SF)



BUILDING ANNUAL EXPENSES	ACTUAL
COMMON ELECTRIC	\$1,928
HEATING FUEL (GAS)	SUBMETERED
DEP WATER & SEWER	\$1,519
PROPERTY INSURANCE	\$16,125
ELEVATOR MAINTENANCE	\$8,362
NYC SIDEWALK & STOOP USE	\$3,739
2025/2026 REAL ESTATE TAXES	\$127,940
TOTAL ANNUAL EXPENSES	\$159,613





# Neighborhood *Highlights*

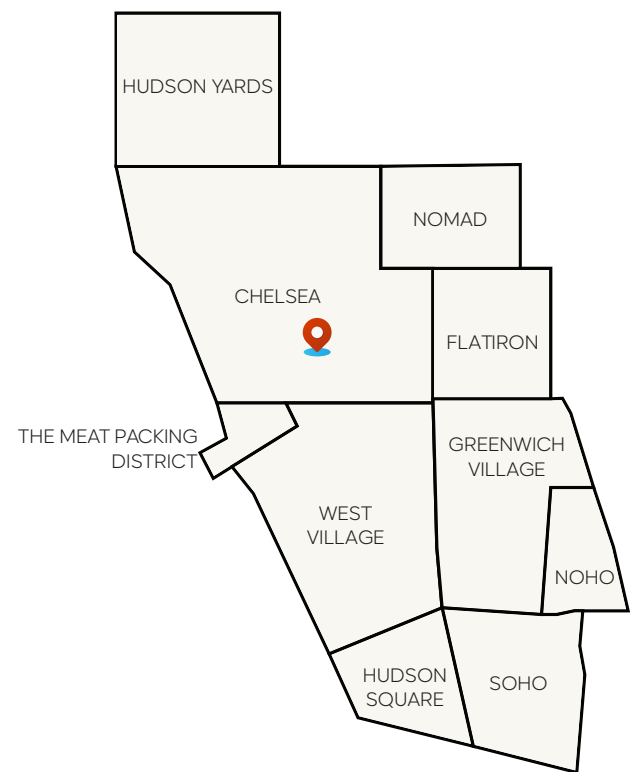
Situated in the heart of Chelsea, steps from The High Line, Hudson Yards, Chelsea Market, and the West Side galleries, this home places you at the center of art, design, and downtown vibrancy. With Greenwich Village, Flatiron, and the Meatpacking District all nearby, 336 West 23rd Street offers the ultimate blend of culture, lifestyle, and architectural prestige.

**LUXURY DINING & COCKTAIL SPOTS**

- Pastis, CATCH NYC, Tao Downtown, Chelsea Market, Estiatorio Milos, Hav & Mar, STK Steakhouse

**EXCLUSIVE ARTS & CULTURE**

- Rubin Museum, Hudson Yards Arts, The Whitney Museum of American Art, Chelsea Galleries, David Zwirner Gallery



**UPSCALE SHOPPING & LIFESTYLE**

- 1 Hudson Yards Retail, Anthom & Forty Five Ten, Jeffrey New York

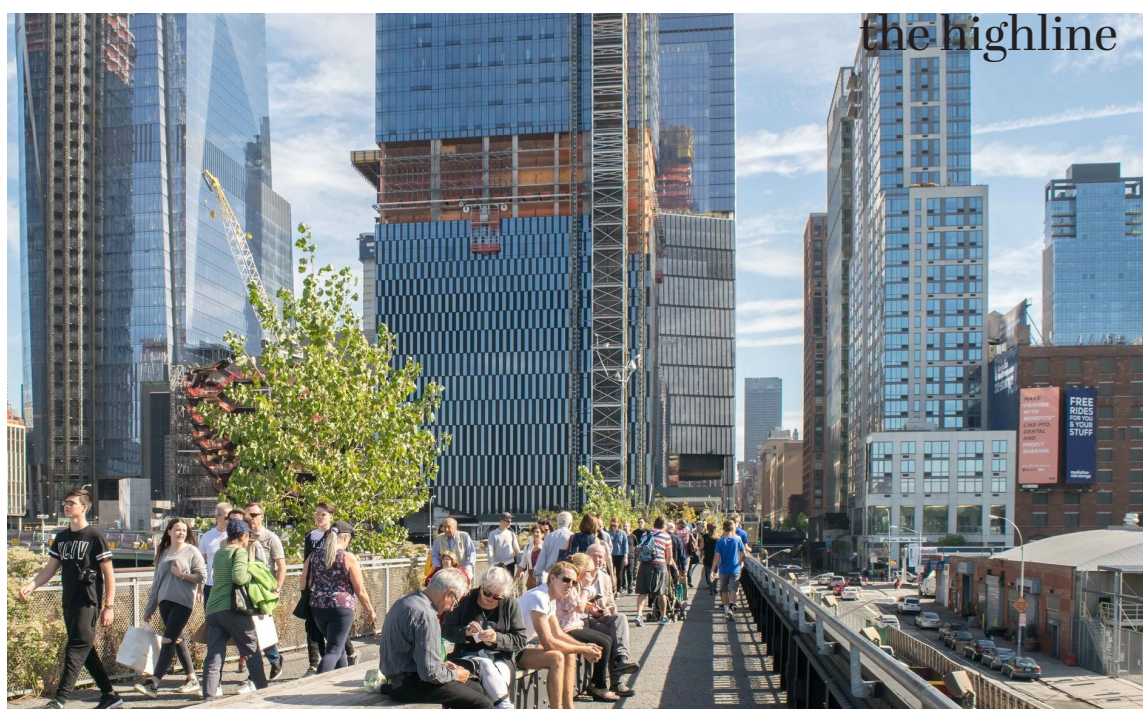
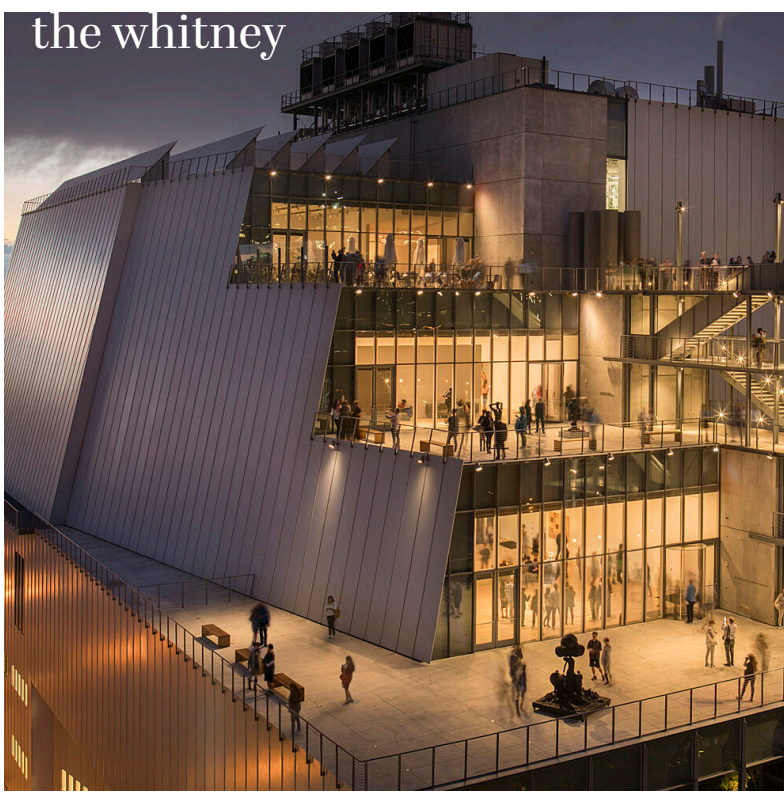
**TRENDY NIGHTLIFE & LOUNGES**

- Le Bain at The Standard, PH-D Lounge, Tao Downtown, The Jane Hotel & Ballroom

**OUTDOORS**

- The High Line, Hudson River Park, Little Island, Pier 57

This location blends historic character, modern vibrancy, and cultural prestige, making it one of the most coveted blocks in Manhattan.







FOR FURTHER INFORMATION & INSPECTION, PLEASE CONTACT:



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