



# Chelsea 7 Story Loft Building

## Chelsea Arts District

We are pleased to offer for sale 242 West 27th Street (the "Property") located in Chelsea, New York. The ±18,000 gross square foot loft building with ground floor commercial space is located in the heart of Chelsea on the picturesque, tree-lined campus of the Fashion Institute of Technology. More specifically, 7-story plus terrace, loft building is situated along the south side of West 27th Street, between Seventh and Eighth Avenues.

## Property

**+** 242 West 27th Street has been meticulously well-maintained. The building features a 2,500 pound capacity elevator (which goes to the lower level), full sprinkler system and modern boiler (#2 oil). The first floor benefits from a soaring ceiling height exceeding 16 feet while the remaining above grade office floors boast 10 foot 6 inch ceilings. Due to the hands on approach by ownership and the prime Chelsea location, the Property is well suited for all users, or investment opportunities. Future ownership will benefit from purchasing an exceptional Chelsea office building with no immediate capital improvements or repairs needed.

## 242 West 27th Street

Located On The Campus Of The Fashion Institute Of Technology

# FOR SALE



## Neighborhood/Accessibility

The Property is well-located in Chelsea. Not only is this one of the most desirable neighborhoods in Manhattan but it is also in very close proximity to some of New York's most iconic buildings and exciting development projects. The redevelopment Hudson yards, Madison Square Garden, Penn Station, Moynihan Station and The High Line can all be reached within a 5 to 10 minute walk.

The Property also benefits from exceptional accessibility to public transportation. Penn Station services the **A, C, E, 1, 2, 3**, NJ Transit, the Long Island Rail Road, NJ Path and Amtrak. The **1** train also has a stop less than a block away at the intersection of West 28th Street and Seventh Avenue.

For more information contact exclusive agents:

### Matthew Lombardi

Licensed Real Estate Salesperson/Financial Analyst

(212) 696-7151

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# Property Overview

**Address:** 242 West 27th Street, New York, New York 10001

**Location:** South side of West 27th Street between Seventh and Eighth Avenues

**Block/Lot:** 776 / 62

**Lot Dimensions:** 24.83' x 98.75'    **Lot Size:** ±2,456 Square Feet    **Zoning:** C6-2A

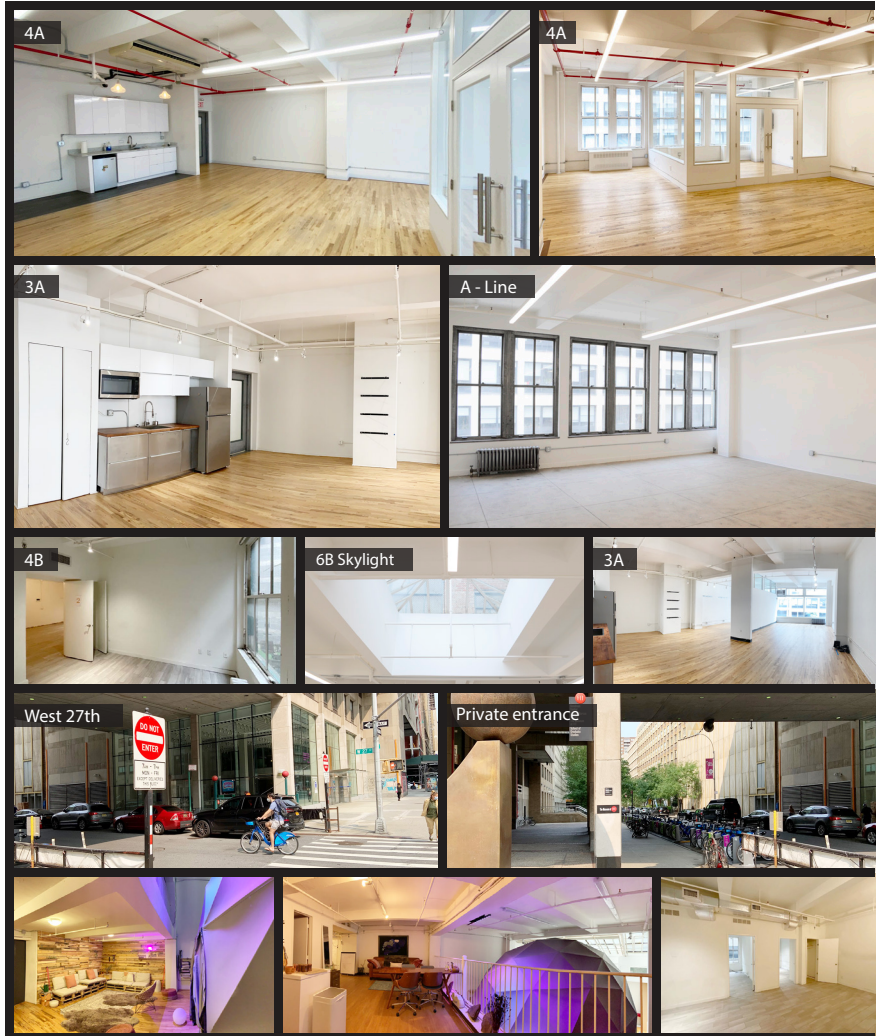
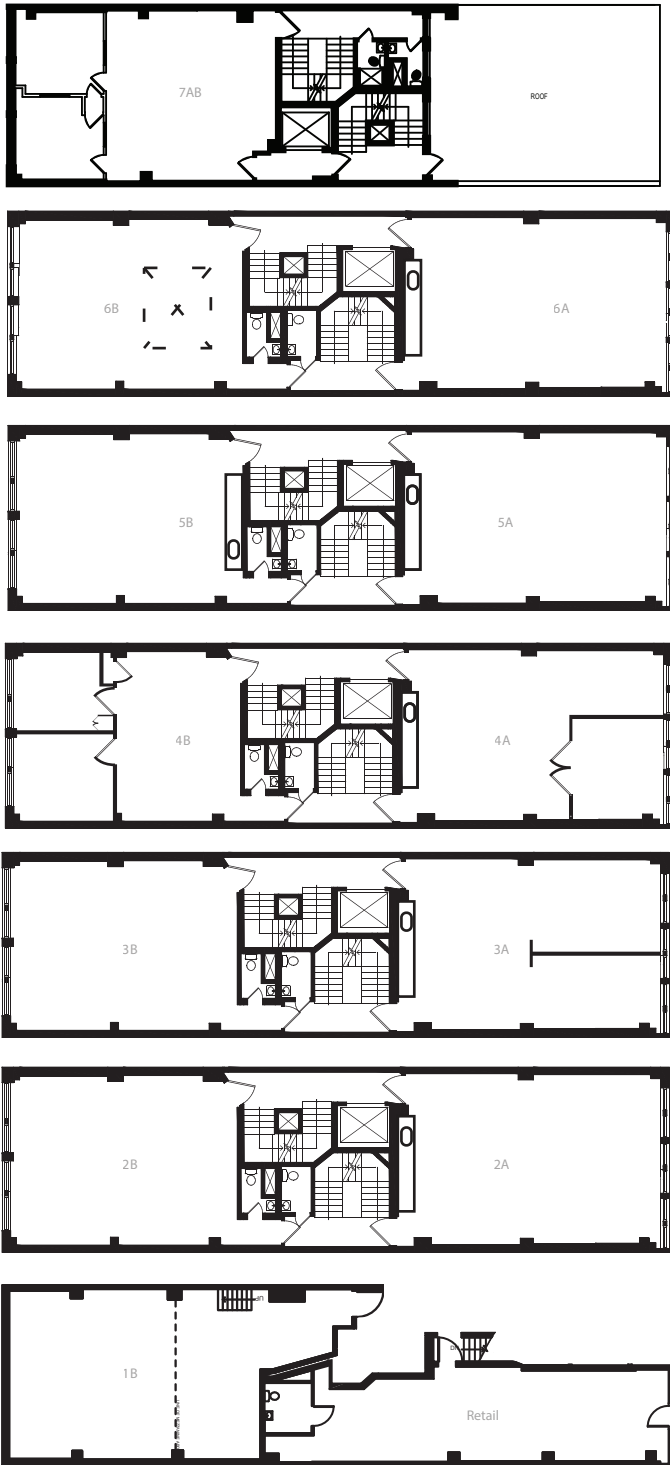
**Building Dimensions:** Built Full on Ground Floor  
 Slight Rear Setback on Floors 2-6  
 Penthouse Floor with large terrace area.

<b>Building Size:</b> Above Grade	±14,905 Square Feet	<b>FAR As Built:</b> 6.07
Mezzanine	±690 Square Feet	
Lower Level	±2,520 Square Feet	
<b>Total</b>	<b>±18,114 Square Feet</b>	

**Max FAR:**  
 Residential 6.02  
 Commercial 6.0  
 Community Facility 6.5



# Floor plans & Pictures



## Ceiling Height

**Penthouse - 2nd Floor: 10 Feet - 6 Inch**  
**1st Floor (Ground Floor): 16 Feet - 7 Inch**  
**Basement (Lower level): 9 Feet - 7 Inch**

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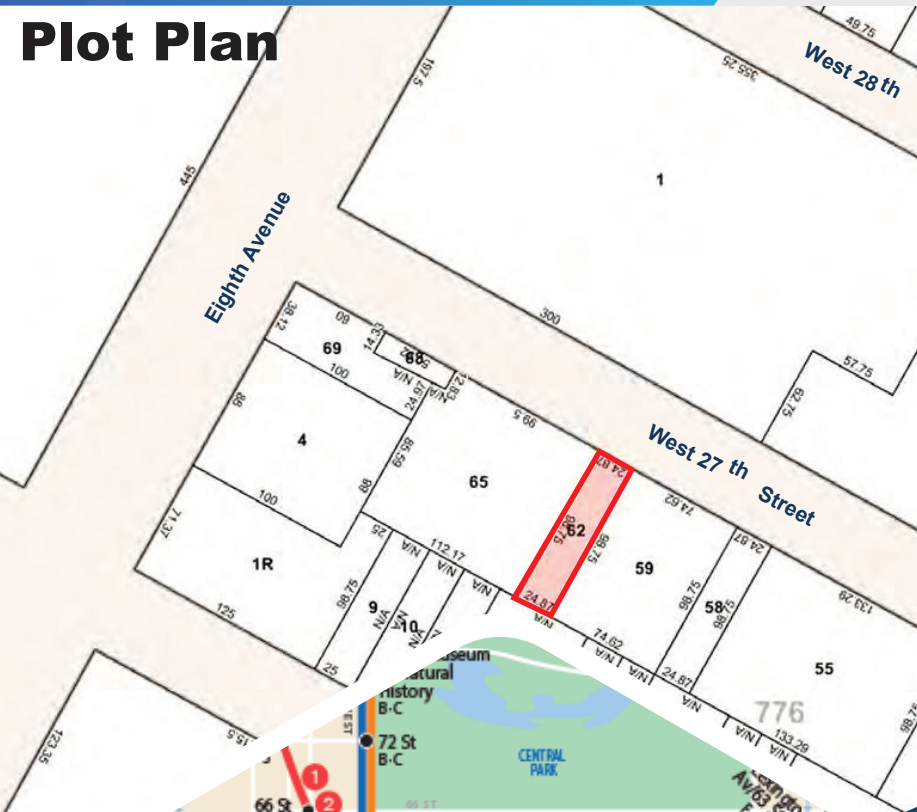
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# 242 West 27th Street

## Plot Plan



## Zoning Map



242 West 27th Street

242 West 27th Street



## Transportation Map



WALTER & SAMUELS, INC.

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