

402 WEST 20TH STREET

NEW YORK CITY

Brown Harris Stevens

VACANT, TURNKEY LIVE/INVESTMENT OPPORTUNITY IN PRIME CHELSEA

PROPERTY HIGHLIGHTS

Location: South side of 20th Street
Between Ninth and Tenth Ave.

Block / Lot: 717 / 45

Lot Dimensions: 25 x 78.83

Lot Size: 1,971

Stories: 5

Gross SF: 6,545

Zoning: R7B. C2-5

Residential FAR: 3

Units: 5

Vacant: Yes

Historic District: Chelsea

Assessment: \$410,987

Taxes: \$51,122.68

* All square footages are approximate and should be independently verified



ASK: \$9,995,000

PROPERTY DESCRIPTION

The De Niro Team has been retained on an exclusive basis to arrange for the sale of 402 West 20th Street (The Donac), located on the south side of 20th Street between Ninth and Tenth Avenue in Chelsea. The building is 24' wide, 5-stories tall, consisting of approximately 6,545 SF of interior space with an additional basement. The layout includes a cellar level studio, floor-through 2-bedroom 1-bath apts on the first - third floors, and a 3-bed 2-bathroom duplex penthouse on floors four and five. Units are newly renovated with restored millwork and hardwood floors. The building also features a beautifully finished roof terrace. Originally designed in 1898 by renowned mansion architect C. P. H. Gilbert, the Donac presents a rare opportunity for an end-user or investor to acquire a fully restored historic asset with exceptional flexibility. Whether envisioned as a boutique condominium conversion, luxury rental property, live-plus-income residence, or a singular private mansion, the Donac offers enduring architectural significance in one of Manhattan's most coveted neighborhoods. Delivered vacant.

DENIRO TEAM
REPRESENTING THE MOST PRESTIGIOUS PROPERTIES

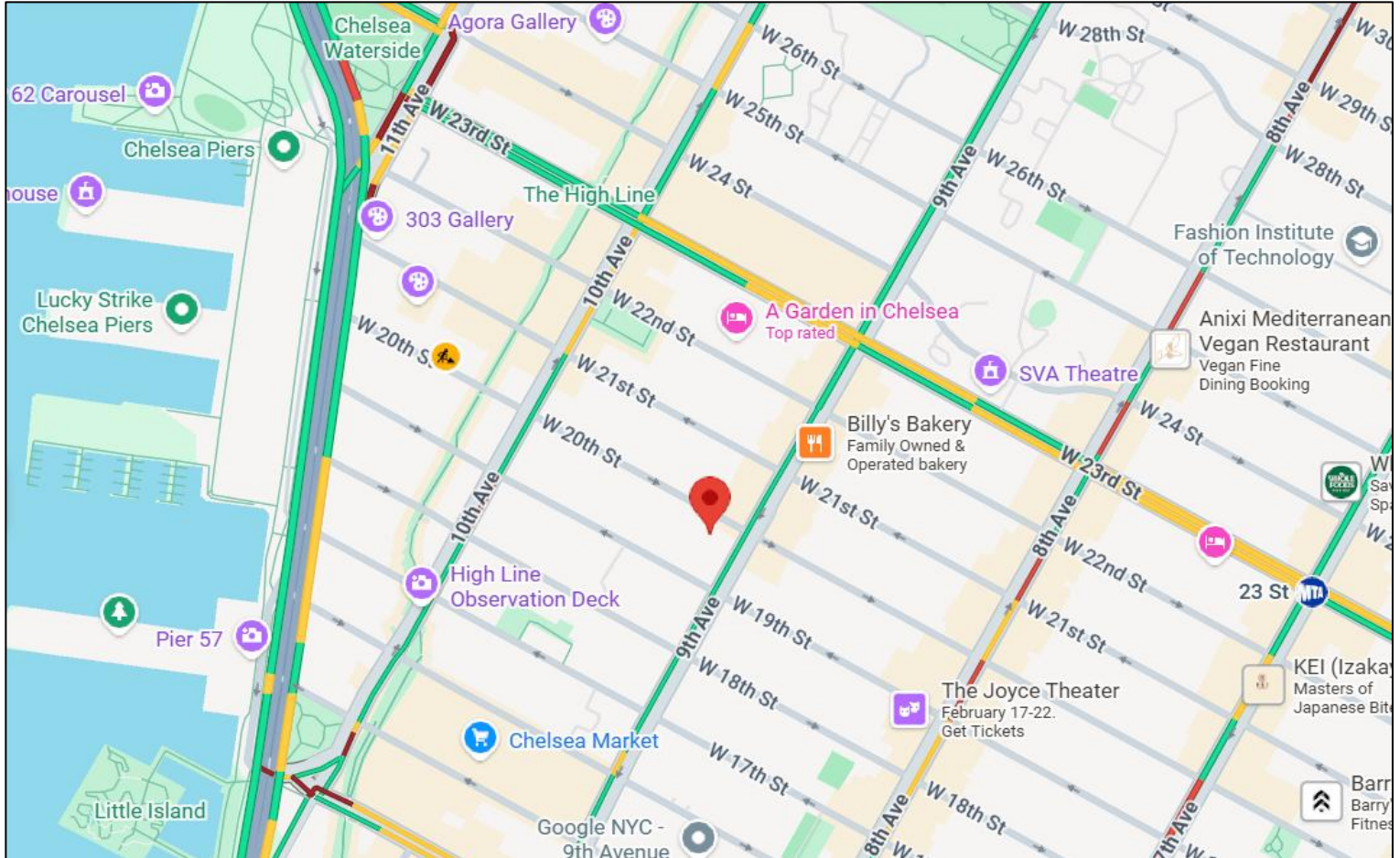
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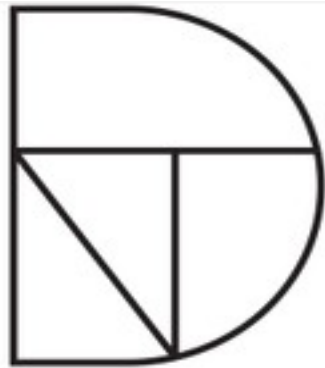
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LOCATION MAP



CONTACT:



THE DE NIRO TEAM

212.382.3344

DENIROTEAM@BHSUSA.COM