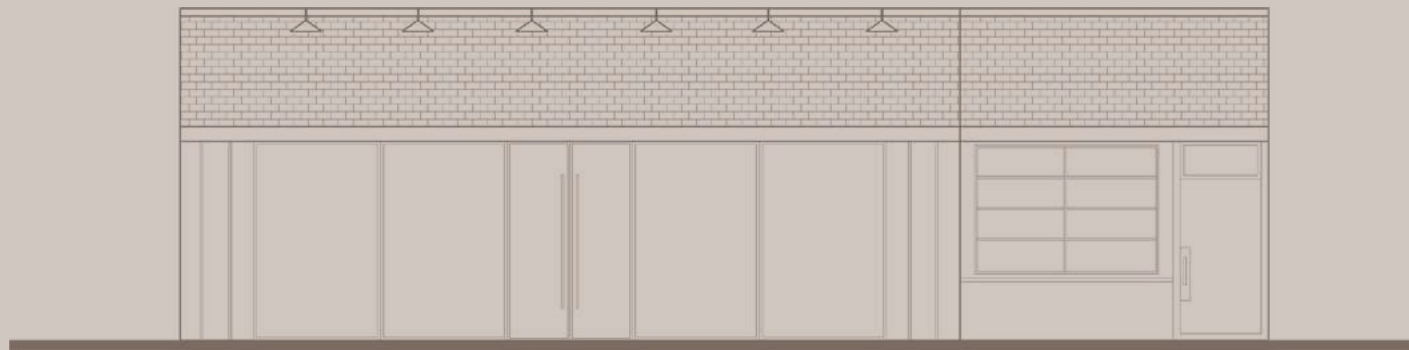


156-158 Seventh Avenue

Chelsea | New York

156-158 Seventh Avenue

156-158 Seventh Avenue is a single-story retail building in the heart of Chelsea, one of New York's most vibrant residential and shopping neighborhoods, that may be redeveloped into a larger commercial property or a 12+ story residential building on Seventh Avenue on one of Chelsea's most visible blocks.



Development Opportunity

The site is located in a C6-3A Zoning District, which is also an R9A equivalent. Permitted uses include residential, community facility, office, retail and local services, businesses and other services, and large scale retail uses.

156-158 Seventh Avenue. Chelsea, New York.

Development Opportunity



Property Information	
Block/Lot	769/36
Lot Dimension	46' x 80'
Lot Sq. Ft.	3,680
Zoning	C6-3A (R9A Equivalent)
Commercial FAR	6.0
Residential FAR	7.52
Commercial Buildable Sq. Ft.	22,080
Residential Buildable Sq. Ft.	27,674
Inclusionary Housing Program (IHP) Bonus	3,606
Residential Maximum ZFA	31,280
Tax Class	4
Assessment (25/26)	\$1,632,813
RE Taxes (25/26)	\$175,723

Asking Price: \$11,500,000 | \$521 / BSF (Commercial) | \$415 / BSF (Residential)



Judson CRE LLC as exclusive agent, is pleased to offer for sale 156-158 Seventh Avenue, a single-story commercial property on a 3,680 square foot lot. With an as-built FAR of 0.94, the lot is zoned C6-3A (R9A equivalent) with a 6.0 FAR for hotel, office, community facility, retail or any variation of mixed-use and 7.52 FAR for residential. This brings the total BSF for development to approximately 22,080 square feet and 27,674 square feet respectively, with the ability to add another approximately 1.0 FAR for residential through the Inclusionary Housing Program (IHP) by acquiring CB4 air rights.

The site features 46’ of valuable retail frontage on Seventh Avenue between West 19th and West 20th Streets. With a maximum building height of 145 ft., new developments must set back 10 ft. from Seventh Avenue and 15 ft. from West 19th Street.

Chelsea is a vibrant Manhattan neighborhood known for its art galleries, stylish boutiques, and the popular High Line park that runs above the city streets. It blends historic architecture with a lively dining and nightlife scene, making it a cultural hub in New York City.

156-158 Seventh Avenue. Chelsea, New York.

Development Opportunity

- » 22,080 total buildable square feet with Commercial FAR.
- » 27,684 total buildable square feet with Residential FAR and 31,280 maximum ZFA with IHP FAR.
- » Ideal opportunity for boutique Office, Hotel, Rental, or Condominium building.
- » 46' of frontage on Seventh Avenue provides continuous exposure for ground floor retail.
- » Recent comparable sales for Retail Properties have exceeded \$2,500/Sq. Ft. and Development Sites have surpassed \$406/Sq.Ft.
- » Easy access to **F M 1 A C E L** subway lines and PATH.
- » Close proximity to High Line, West Side Highway, Chelsea Piers, Meatpacking District, Flatiron District, and Union Square.



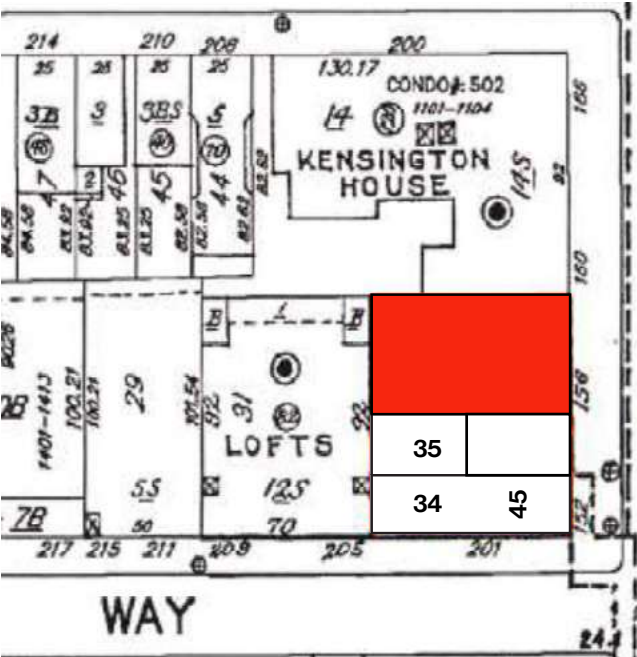


156-158 Seventh Avenue. Chelsea, New York.

Development Opportunity

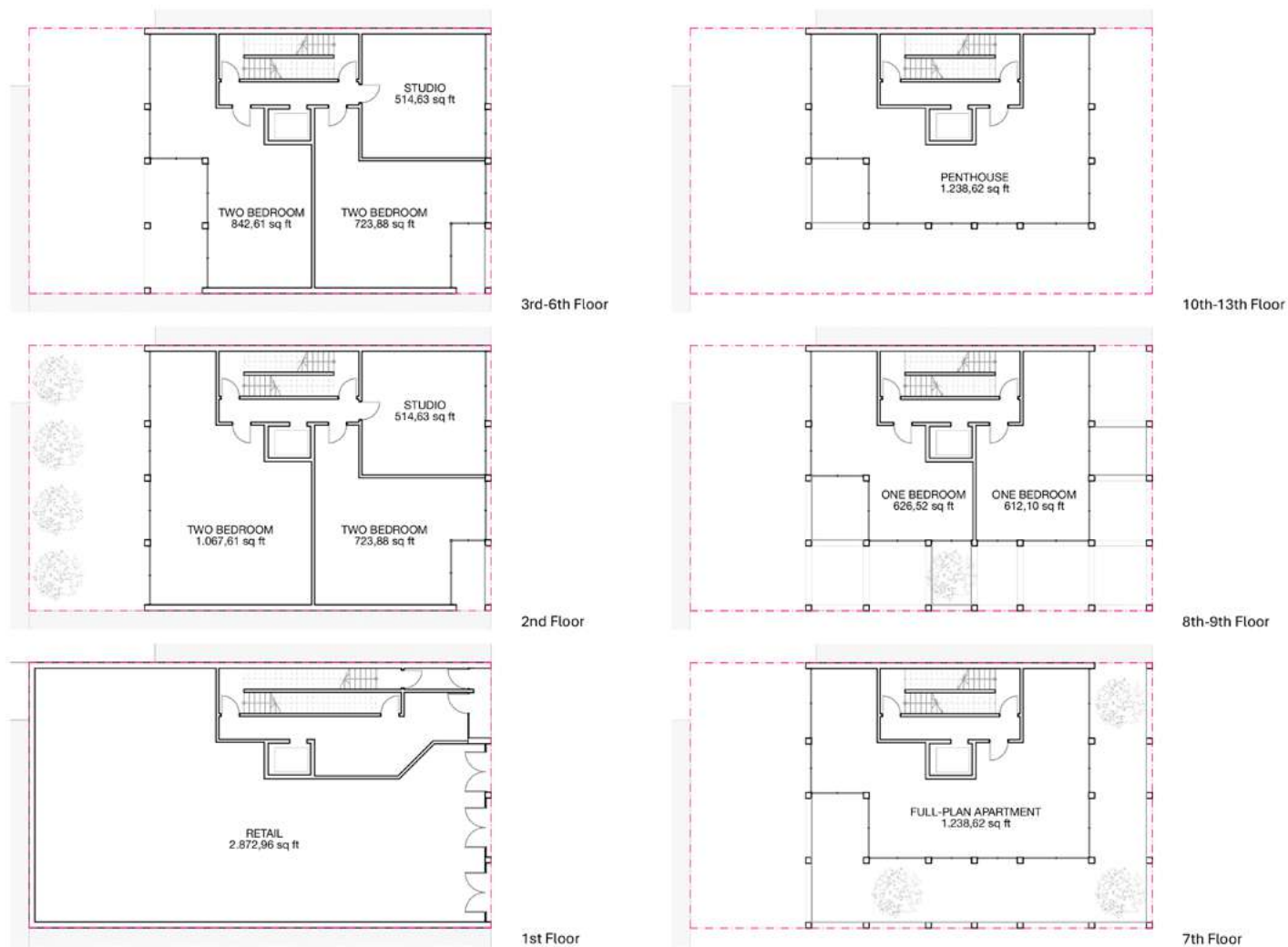
C6-3A	22,080	None
Zoning	Buildable Sq. Ft. (Commercial)	Maximum ZFA IHP
R9A	27,674	31,280
Zoning	Buildable Sq. Ft. (Residential)	Maximum ZFA IHP

Development Scenarios	FAR	BSF
Commercial	6.0	22,080
Residential	7.52	27,674
IHP (Residential)	8.5	31,280

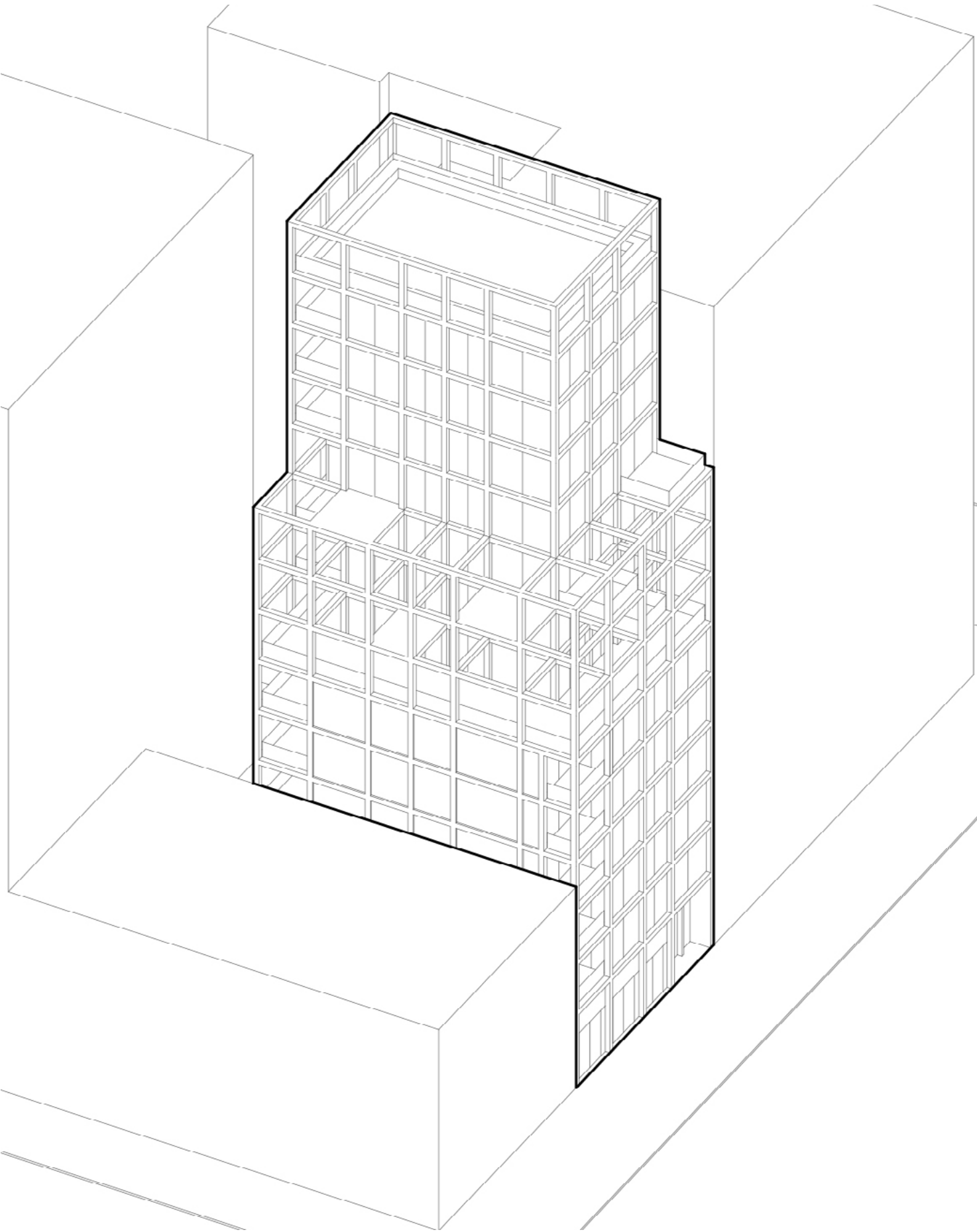


156-158 Seventh Avenue. Chelsea, New York.

Development Opportunity

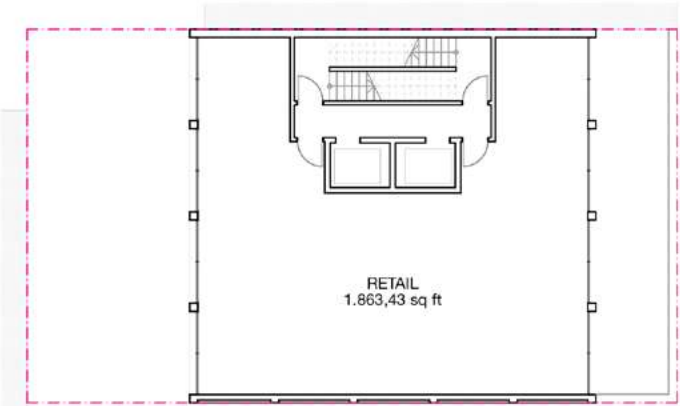
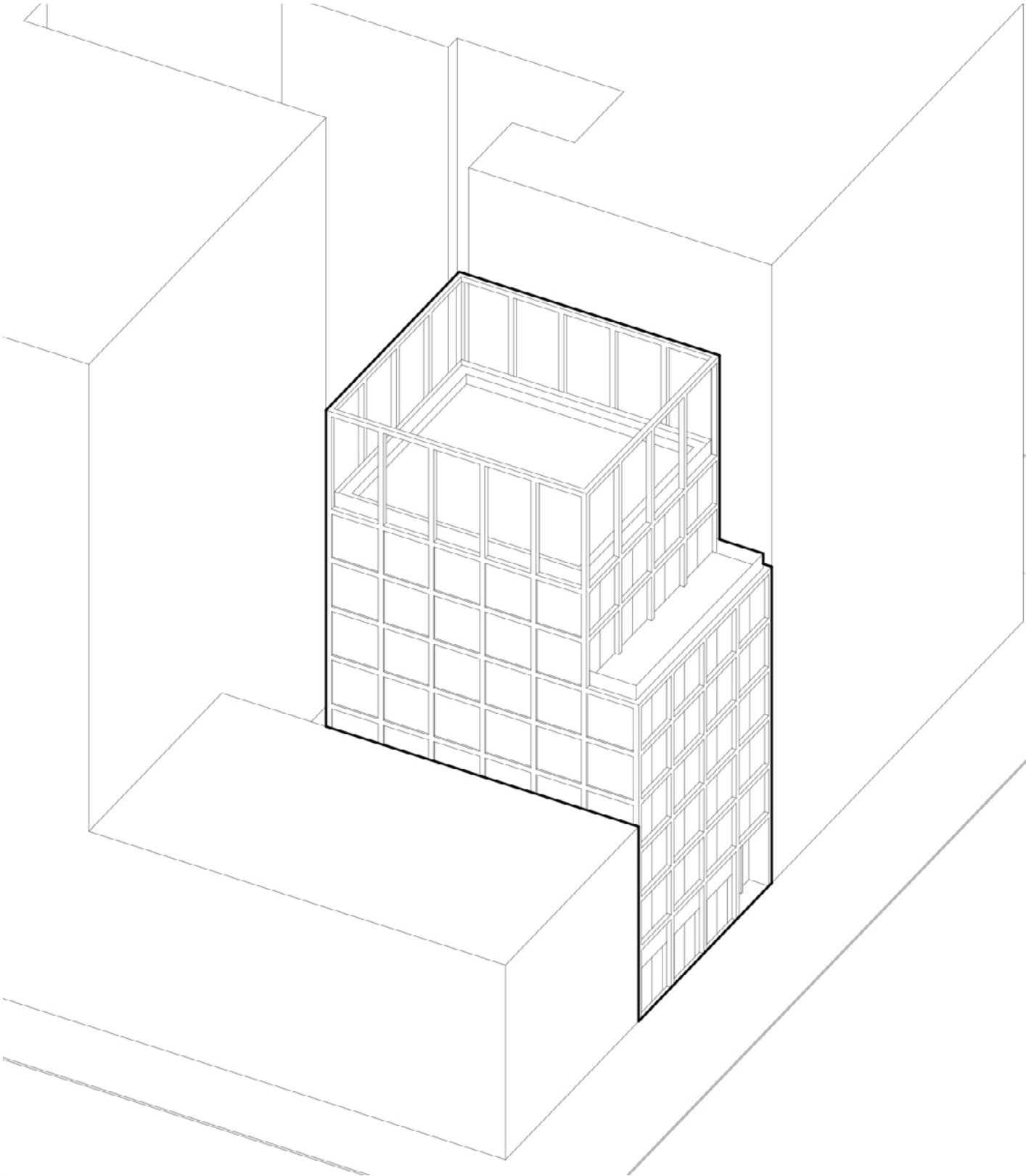


Scenario A: Lot 36 Residential Building with Ground Floor Retail					
Story	Height	GFA/FL	Tot. GFA	Running Tot. GFA	USE
GF	15'	3,680.0	3,680.0	3,680.0	Commercial
2	10'	2,693.5	2,693.5	6,373.5	Residential
3-6	10'	2,472.5	9,890.0	16,263.5	Residential
7-13	10'	1,630.0	11,410.0	27,673.5	Residential

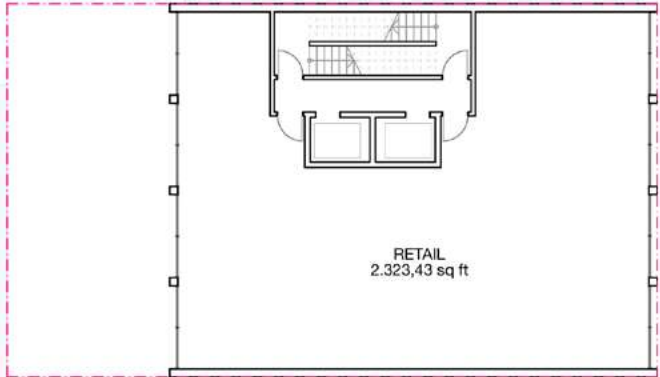


156-158 Seventh Avenue. Chelsea, New York.

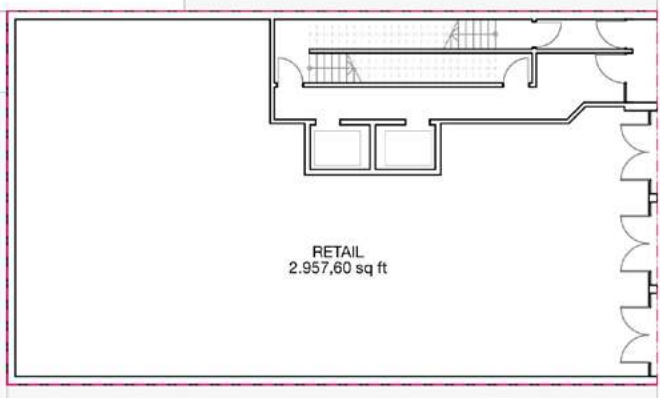
Development Opportunity



7th-8th Floor



2nd-6th Floor



1st Floor

Scenario B: Lot 36 Commercial Development					
Story	Height	GFA/FL	Tot. GFA	Running Tot. GFA	USE
GF	15'	3,680.0	3,680.0	3,680.0	Commercial
2-6	10'	2,760.0	13,800.0	17,480.0	Commercial
7-8	10'	2,300.0	4,600.0	22,080.0	Commercial

156-158 Seventh Avenue. Chelsea, New York.

Development Opportunity

Comparable Sales: Retail Properties



Property Name	399-401 Sixth Avenue	69 Gansevoort Street	69-71 Seventh Ave South
Address	399-401 Sixth Avenue	69 Gansevoort Street	69-71 Seventh Ave South
Sale Price	\$9,008,600	\$9,250,000	\$4,250,000
Sqft	4,306	3,007	1,642
\$/Sq. Ft.	\$2,092	\$3,076	\$2,588
Air Rights	4,409 Sq. Ft.	7,090 Sq. Ft.	4,455 Sq. Ft.
Date	Apr 2025	Jul 2025	Feb 2025

156-158 Seventh Avenue. Chelsea, New York.

Development Opportunity

Comparable Sales: Development Sites



Property Name	10 West 17th Street	329-343 West 25th Street	103 East 29th Street
Address	10 West 17th Street	329-343 West 25th Street	103 East 29th Street
Sale Price	\$16,220,000	\$48,250,000	\$14,350,000
Buildable Sq. Ft.	41,400	118,901	37,610
\$/Buildable Sq. Ft.	\$392	\$406	\$382
Zoning	C6-4A (R10A Equivalent)	R8	C6-4A (R10A Equivalent)
Date	Jul 2025	Jul 2025	Feb 2025



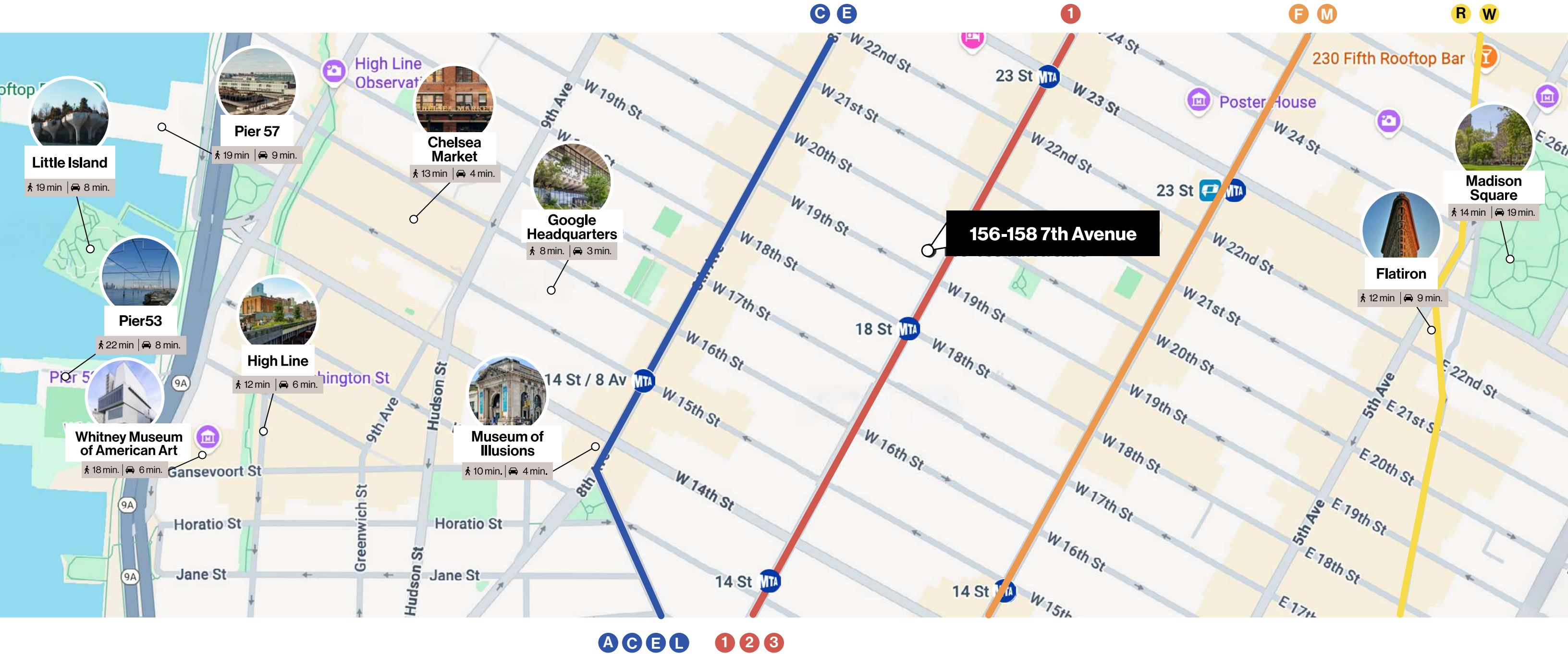
Welcome to New York’s Vibrant Side

Chelsea is where art, architecture, and energy collide. Steps away from the High Line and Hudson River, this Manhattan neighborhood blends creativity and comfort in every corner. With its iconic galleries, stylish lofts, and a lively food scene, Chelsea offers a lifestyle that feels both sophisticated and perfect for those who want to live in the heart of New York’s culture.

Total Daytime Population	291,093
Total Households	35,999
Household Median Income	\$172,111
Total Residents	66,535
Total Spending/Retail Goods	\$1.62B
Subway Lines	F M 1 2 3 L N Q R W 4 5 6

156-158 Seventh Avenue. Chelsea, New York.

Development Opportunity



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Chelsea | New York

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