

SUSAN PENZNER Real Estate

E X C L U S I V E

PRIME CHELSEA COMMERCIAL CO-OP • FOR SALE



236 W 26th Street, Unit 5NW
BETWEEN SEVENTH & EIGHTH AVENUES

236 W 26th Street, Unit 5NW

Between Seventh & Eight Avenues



Unit 5NW: **Approx. 2,018sf**
Ownership Type: **Co-op**
Price: **\$1,900,000**
Maintenance: **\$2,730/mo (includes Real Estate Taxes)**

New to market! Co-op unit for sale in the Capitol Fur Building, a rare mixed-use live/work co-op building situated at the intersection of Chelsea, Silicon Alley, Penn Station, and Hudson Yards. The building features common roof area with outdoor seating and stunning views. Recently upgraded lobby with key-fob access. Full-time super. Two large passenger elevators and a spacious automatic freight elevator.

Currently utilized as an office, this renovated industrial loft boasts a large glass office/conference room, 2 private restrooms, upgraded wet-pantry with dishwasher, and tenant-controlled central air conditioning. Concrete floors. High ceilings. 6 north-facing, oversized windows ensure ample & steady natural light. Certificate of Occupancy lists the loft as "factory."

Potential for residential conversion subject to co-op board review and approval. Prospective purchasers are encouraged to consult with their own architect to verify zoning and to explore the full range of possibilities.

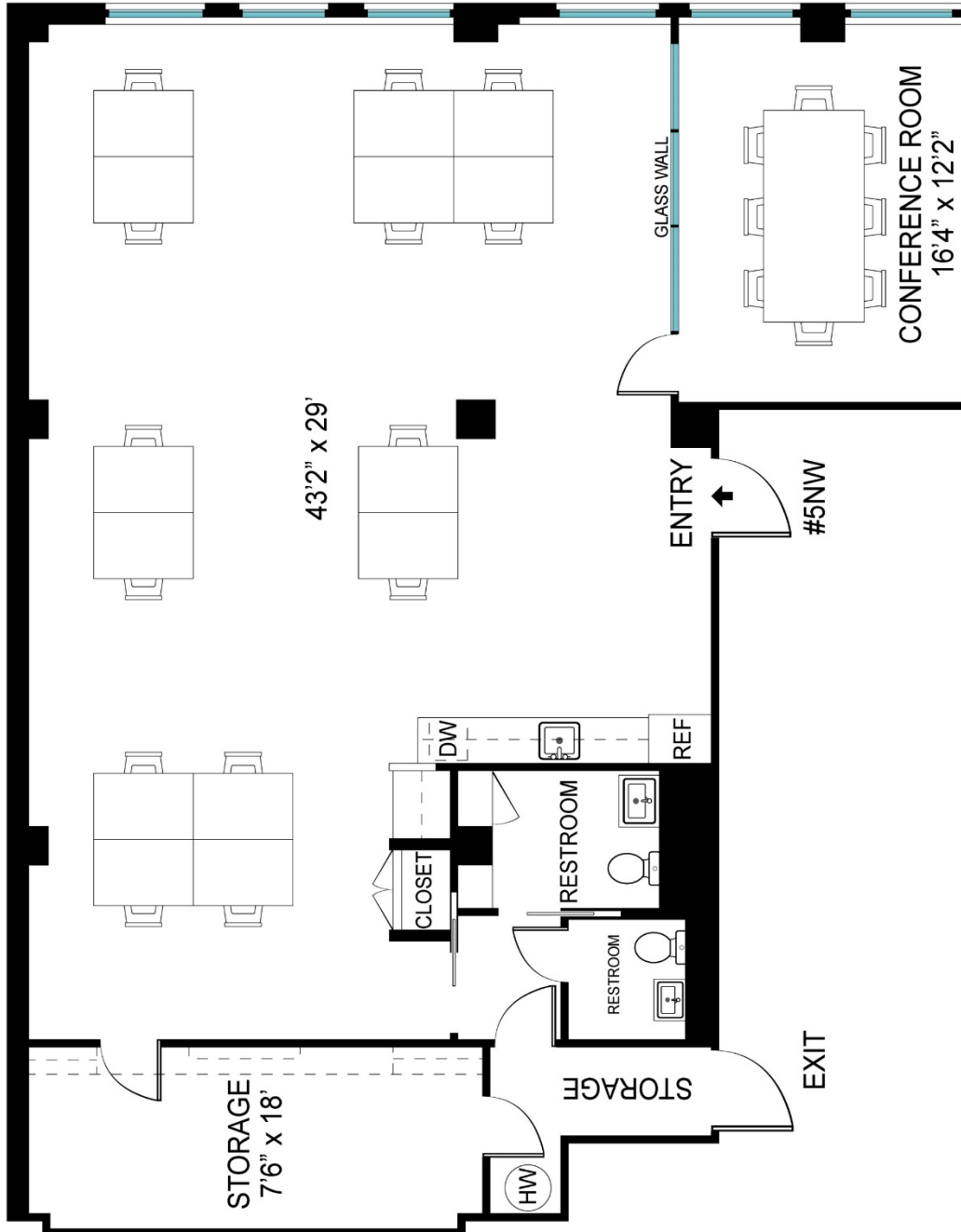
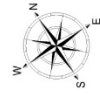
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EXCLUSIVE

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