

305 Seventh Avenue

Commercial Condo Office For Sale

Between 27th & 28th Streets



Open Work Room



Conference Room

Jonathan Anapol
President
Prime Manhattan Realty

DIRECT: 212-268-8289

MOBILE: 917-439-4225

E-MAIL: janapol@primemanhattan.com

Penn Station - Chelsea

SIZE: 3,361 SF.

FLOOR: 11th

PRICE: \$2,772,825 (\$825 PSF.)

POSSESSION: Immediate

TERM: Ownership

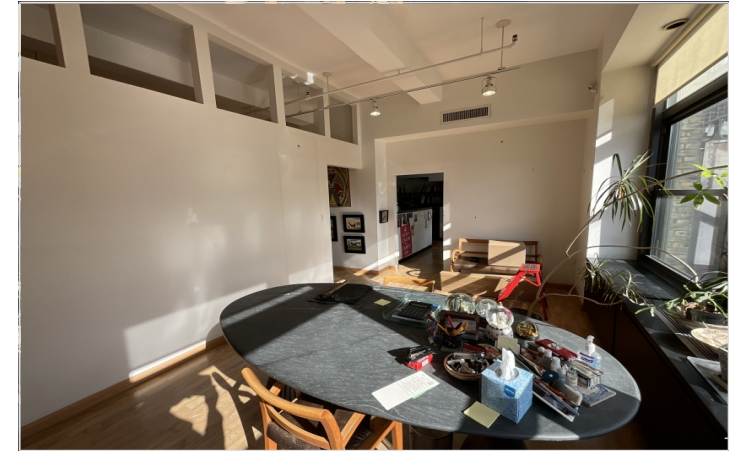
COMMON CHARGE: \$2,584 month

TAXES: \$21,341 year

- (5) Offices, (1) Conference Room and a Wet Pantry
- Large Open Bullpen
- High Exposed Beamed Ceilings 11' 6" + Hardwood Floors
- (4) Passenger Elevators (3) Freight
- Operable Windows Facing South, Unobstructed Views
- Furniture is Included
- Newly Renovated Lobby with Doorman Security
- Two Entrance doors from Hallway. Ability to Split Unit for Two Tenants

Great Investment Opportunity for Any General Office, Non-Profit, Medical, architect, technology use tenant. Unbeatable location that is convenient to Penn Station, Path Trains, FIT Fashion Institute of Technology and a Whole Foods across the street.

Ownership brings many benefits; most importantly, the millions of dollars spent in rent can be invested in building equity and appreciation of this asset. 305 Seventh Avenue was constructed in 1920 and designed by the architects Schwartz & Gross & B.N. Marcus. The building is a rare commercial condo ownership.



Principal's Private Office



Reception Desk

305 Seventh Avenue

Commercial Condo Office For Sale

Between 27th & 28th Streets



Principal's Private Office



Open Work Room



Private Office Room



Condo Flow Perspective

305 Seventh Avenue

Commercial Condo Office For Sale

Between 27th & 28th Streets



305 Seventh Avenue

Commercial Condo Office For Sale

Between 27th & 28th Streets

