



248 WEST 23RD STREET CHELSEA, NYC

Between Seventh Avenue and Eighth Avenue

APPROXIMATE SIZE
2,150 SF

ASKING PRICE
Upon Request

TRANSPORTATION
1 C E

Possession
Immediate

FRONTAGE
20 FT

COMMENTS:

- Situated in the heart of Chelsea
- ADA bathroom and central air in place
- TF Cornerstone to develop 150 + units right next door
- Surrounded by established national and local retailers
- Strong pedestrian traffic and excellent neighborhood visibility



BEN BIBERAJ
President of Retail Leasing
703.434.1461
bbiberaj@iprg.com

JOEY SOBOLOV
Associate
551.200.3714
jsobolov@iprg.com

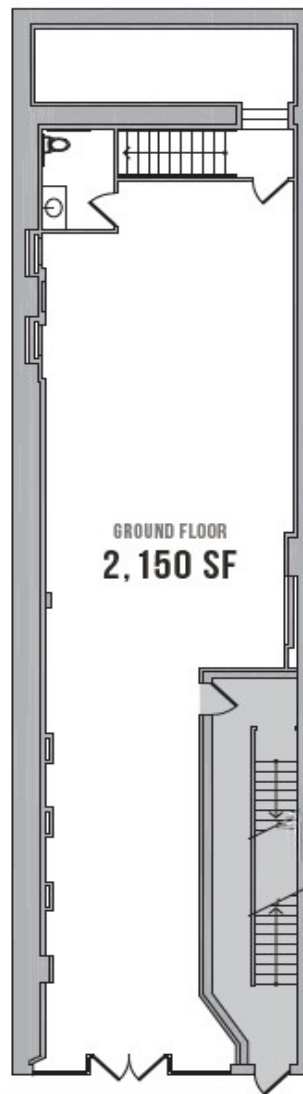
DESI AVIDANE
Director
347.380.3859
desi@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the

INTERIOR PHOTOS



FLOOR PLAN



248 WEST 23RD STREET CHELSEA, NYC

RETAIL SPACE FOR LEASE

NEIGHBORS

W 26th Street

Bingo
your pet, our priority

Basketball Court & Playground

W 25th Street

Shukette

SVA THEATRE

DUNKIN' DONUTS

W 24th Street

VARIETY COFFEE

SV

W 23rd Street

248 WEST 23RD STREET

CAFÉ CHELSEA
NEW YORK CITY

W 22nd Street

Carvel

Starbucks

W 21st Street

Spicy Moon

Ralph's Famous
ITALIAN ICES & ICE CREAM

W 20th Street

LA BERGAMOTE
PATISSERIE & BISTRO
CHELSEA, NYC

Joe's Pizza

W 19th Street

Perfect Brows NYC
THREADING SALON

PASTASOLE
The taste of Italy

W 18th Street

BATHTUB GIN

NBC
new york badminton center

Jungle Bird

CRUNCH

Seventh Avenue

Sushi Blossoms

SIP

BLANK STREET

Brooklyn Bagel & Coffee Company

WHOLE FOODS MARKET

TARGET

crumbl cookies

7th STREET BURGER

BARCADE

Eighth Avenue

Subway

Domino's Pizza

Michael's

TRADER JOE'S

MOMOYA CHELSEA

FUZE FH HOUSE

DUANERead™

GLUR

ULTA BEAUTY

45 Broadway
29th Floor
New York, NY 10006
718.360.8801

IPRG
RETAIL LEASING

BEN BIBERAJ
President of Retail Leasing
703.434.1461
bbiberaj@iprg.com

JOEY SOBOLOV
Associate
551.200.3714
jsobolov@iprg.com

DESI AVIDANE
Director
347.380.3859
desi@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the