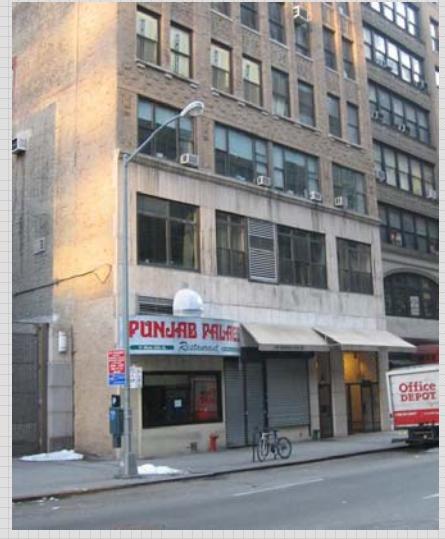


Occupied Retail Co-op Unit For Sale or Lease

11 West 30th Street, New York, NY 10016

**MASSEY
KNAKAL**
Realty Services

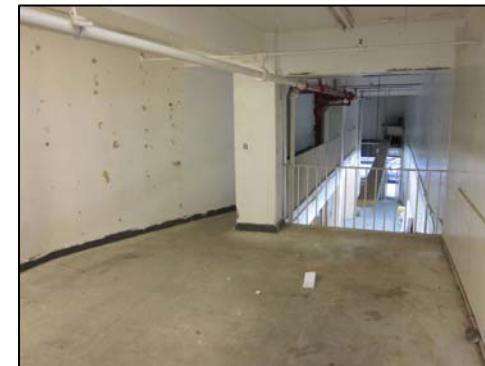
Block / Lot:	832 / 32
Unit:	Ground Floor East
Location:	North side of West 30 th Street Between Fifth Avenue and Broadway
Floor:	Ground Floor & Basement
Zoning:	M1-6
Usable Square Footage:	2,000 SF (Approx.) Ground Floor 500 SF (Approx.) Mezzanine 980 SF (Approx.) Basement (Storage)
Status:	Vacant / Raw Space
Use:	Commercial (Wet Use Allowed)
Monthly Maintenance Fee:	\$3,762.00



Property Description:

A 2,000 square foot commercial co-op unit with a 500 square foot mezzanine level and a 980 square foot basement space with usable ceiling heights. The unit is currently vacant and is in raw condition. The layout consists of a retail store front leading way to a long "L" shaped space with double height ceilings. Mezzanine space is situated above the front/middle portion of the space, which gives way to large, airy space in rear of the unit. The annual maintenance fee is \$3,516.00. The property is located on the north side of West 30th Street, between Fifth Avenue and Broadway, which is a neighborhood that has been undergoing a tourism renaissance with the openings of The Ace and The Flatiron Hotels. With the property being delivered vacant, this provides an ideal opportunity for a commercial user to situate itself amongst one of Manhattan's fastest rising neighborhoods.

Asking Price: \$2,000,000 OR Asking Rent: \$14,500/month



For further information or inspection, please contact Exclusive Agents:

John F. Ciraulo

Vice Chairman, Partner
jciraulo@masseyknakal.com
212-696-2500 x7700

Clint B. Olsen

First Vice President of Sales
colsen@masseyknakal.com
212-696-2500 x7747

Michael A. Azarian

Director of Sales
mazarian@masseyknakal.com
212-696-2500 x7721

Daniel M. Doherty

Associate Director of Sales
ddoherty@masseyknakal.com
212-696-2500 x7769

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSER FILE NO. 1492. The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN. SEE OFFERING PLAN FOR FULL TERMS. FILE NO. 1492.

275 Madison Avenue • Third Floor • New York, NY 10016 • 212.696.2500 • Fax 212.696.0333
www.masseyknakal.com

THE BRONX BROOKLYN MANHATTAN NASSAU QUEENS STATEN ISLAND WESTCHESTER