

MATTHEWS™

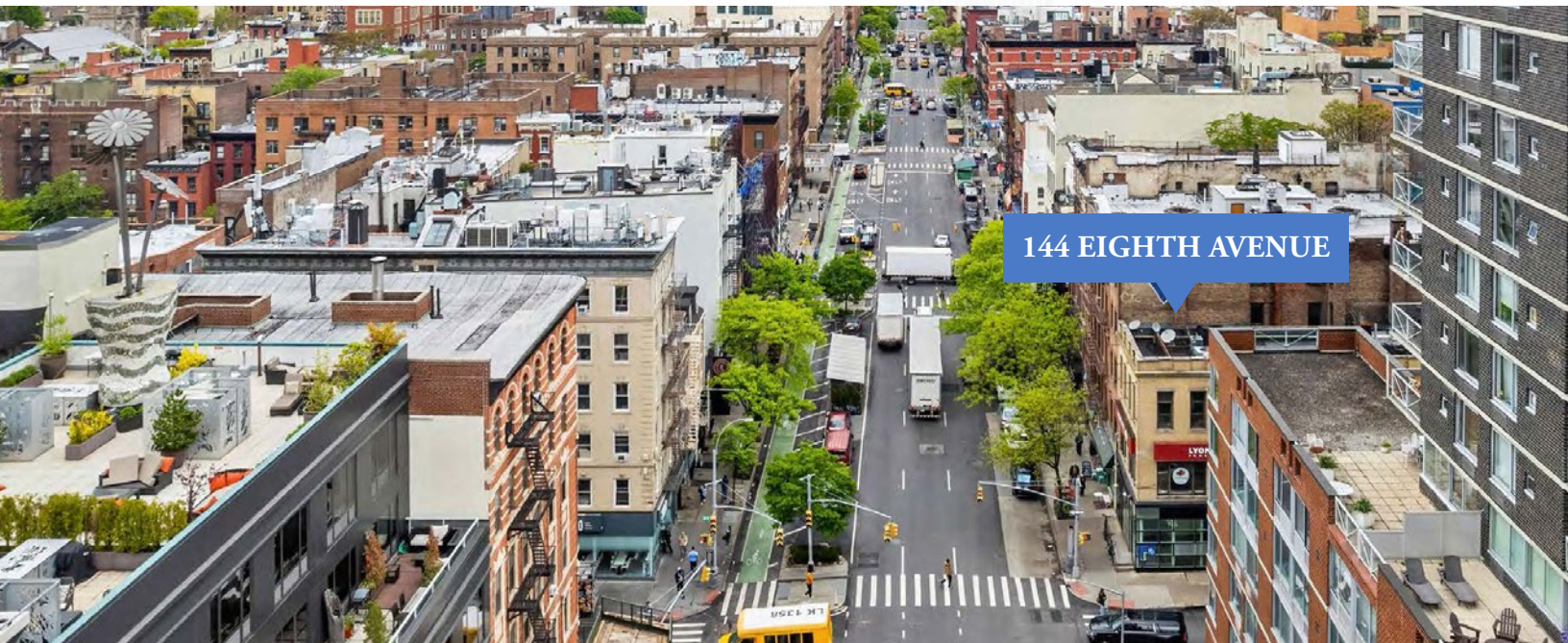


**144 EIGHTH AVENUE
NEW YORK, NY 10011**

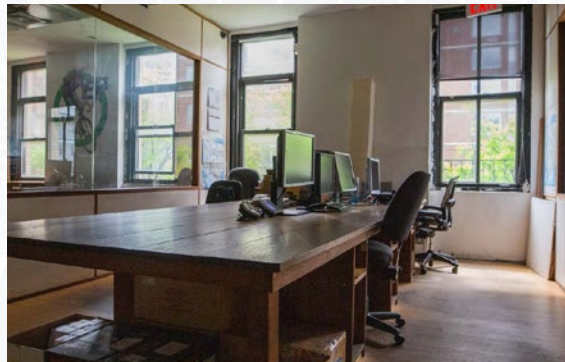
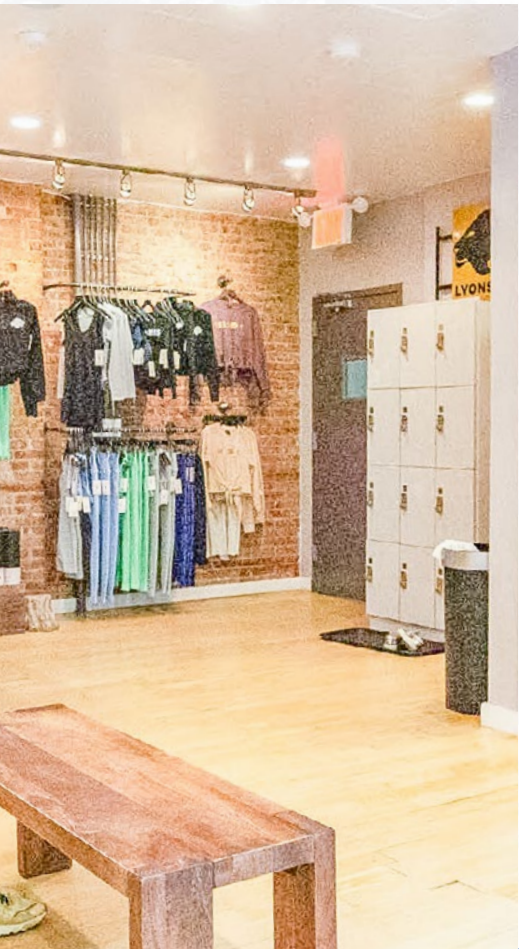
FORMER RETAIL BUILDOUT



FORMER RETAIL BUILDOUT



144 EIGHTH AVENUE



OPPORTUNITY



Located in the Heart of Chelsea
LOCATION

\$9,500,000

ASKING PRICE



Corner Asset with Strong In Place Income
ASSET TYPE



6 Commercial Units
UNIT MIX



±9,874 SF
GROSS SQUARE FOOTAGE



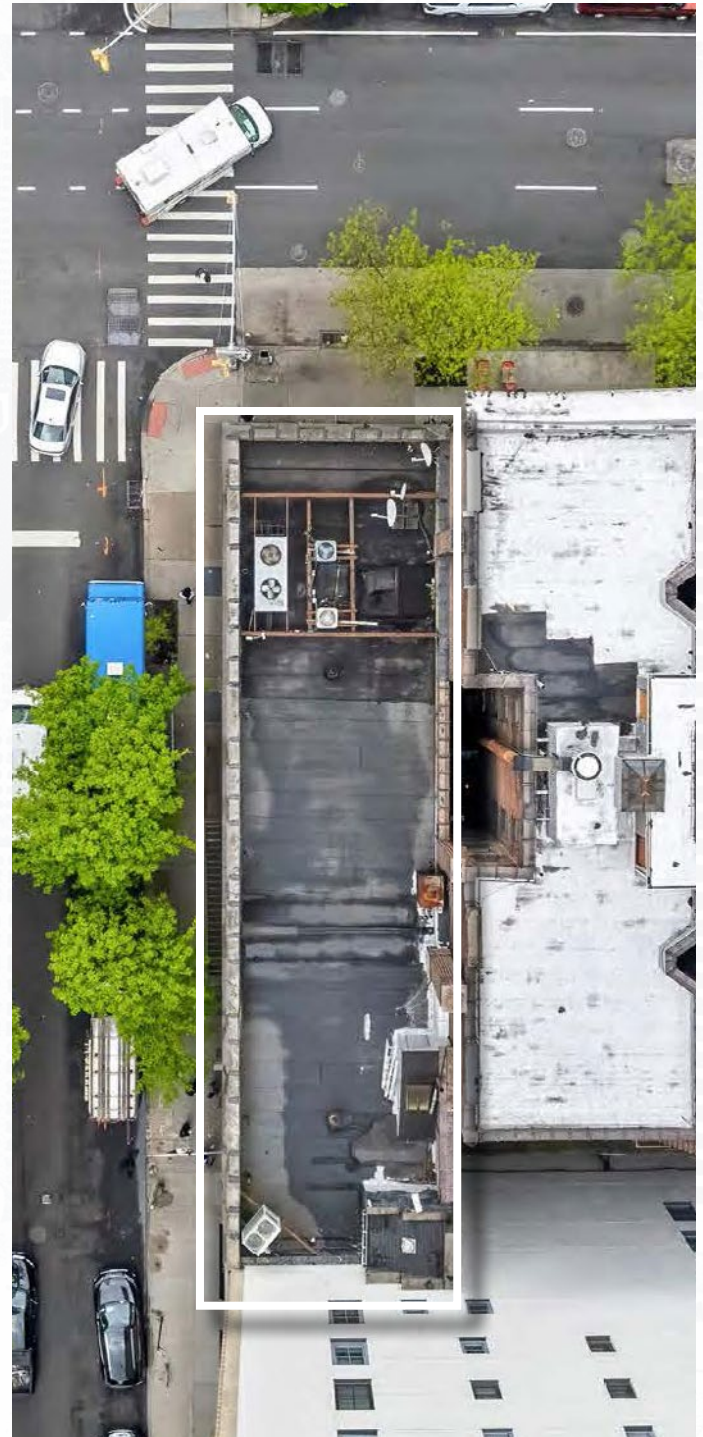
26.33' x 100'
LOT DIMENSIONS



C1-6A
ZONING



±2,870 SF ZFA
AVAILABLE AIR RIGHTS



PROPERTY DESCRIPTION

144 Eighth Avenue is a three (3) story commercial building made up of six (6) commercial units, and is located on the northeast corner of Eighth Avenue and West 17th Street. The units consist of basement retail, two ground floor tenants, a floor through second floor tenant (1), and two (2) office tenants on third floor. It lies on an accessible part of Chelsea and is an ideal opportunity for investors and end-users alike.

INVESTMENT HIGHLIGHTS

- **Prime Chelsea Location:** Located on the northeast corner of West 17th Street and Eighth Avenue with proximity to the 1,2,3 Subway line as well as other nearby attractions, restaurants, offices, and shops. The property affords buyers a chance to establish a strong neighborhood presence with a steady income producing assets in one of the most desirable and visible commercial blocks in Chelsea.
- **Optimized for Income:** Features Six (6) Commercial Units Dispersed Amongst ±9,874 SF allowing for maximum revenue.
- **Major Tech Investment Nearby:** Located one block north of Google's headquarters at 111 Eighth Avenue. Purchased by Google in 2010 with over 2.7 million square feet, the property is a major economic driver for Eighth Avenue and the Chelsea neighborhood



PROPERTY/BUILDING INFORMATION

\$9,500,000

ASKING PRICE

PROPERTY INFORMATION

Address:	144 Eighth Avenue
Location:	The northeast corner of Eighth Avenue and West 17th Street
Block:	767
Lot:	1
Lot Dimensions:	26.33' x 100' (approx.)

BUILDING INFORMATION

Building Dimensions:	26.33' x 100'
Stories:	3
Above Grade Square Footage:	7,662 SF (approx.)
Below Grade Square Footage:	2,212 SF (approx.)
Gross Square Footage:	9,874 SF (approx.)
Building Classification:	Store Buildings (Taxpayers Included) - Predominant Retail with Other Uses (K4)
Residential Units:	0
Commercial Units:	6
Total Units:	6
DOB Violations:	0
ECB Violations:	0
HPD - A Violations:	0
HPD - B Violations:	0
HPD - C Violations:	0
HPD - I Violations:	0
Total Violations:	0
Zoning:	C1-6A
Residential FAR:	4.00
FAR:	2.00
Lot Size:	2,633 SF (approx.)
Total Buildable SF:	10,532 SF (approx.)
Minus Existing Structure:	7,662 SF (approx.)
Available Air Rights:	2,870
Assessment (26/27):	\$1,984,885
Tax Rate:	10.85%
Taxes (25/26):	\$215,320

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **144 Eighth Ave, New York, NY 10011** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation

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