

RENOVATED CORNER MIXED-USE BUILDING WITH HIGH-END RESTAURANT BUILDOUT | OFFERING MEMORANDUM

242 TENTH AVENUE

NEW YORK, NY 10001



MATTHEWS™

| THE OPPORTUNITY

242 Tenth Avenue

New York, NY 10001

**Northeast Corner of West 24th
Street and Tenth Avenue**

Location

**Corner Mixed-Use Building with
High-End Restaurant Buildout**

Asset Type

53' x 54'

Building Dimensions

Plus Additional Carriage House

±5,738 SF

Gross SF

4

Stories



| 242 TENTH AVENUE | WEST CHELSEA, NYC

INVESTMENT HIGHLIGHTS

Prime West Chelsea Location

Positioned on the northeast corner of West 24th Street and Tenth Avenue, 242 Tenth Avenue benefits from strong foot traffic, proximity to the High Line, and access to one of Manhattan's most desirable residential and retail corridors.

Turnkey Mixed-Use Asset

Four-story, mixed-use building featuring one retail unit and six residential apartments, all of which are free-market units, providing operational flexibility and immediate upside.

Fully Renovated Residential Units

The residential component has undergone a comprehensive gut renovation, allowing ownership to achieve luxury-market rents with minimal near-term capital requirements.

Vacant Retail Opportunity

The ground-floor retail space, formerly occupied by Orchard Townhouse, will be delivered vacant, offering investors the ability to lease at market rents or reposition the space.

Unique Restaurant Features

The retail component includes charming outdoor garden seating and a separate building for take-out operations, enhancing tenant appeal and revenue potential.

High-End Investment Profile

Ideal for investors seeking a stabilized, luxury mixed-use asset with Tax Class 2B status, providing capped and predictable property tax increases, alongside limited capital expenditure requirements and strong long-term appreciation potential in a premier Manhattan submarket.



High-End Restaurant Buildout



The High Line | Just Steps Away From 242 10th Avenue



Chelsea Market

ELEVATED DINING SPACE & BAR FOR LEASE



EXCLUSIVE LEASING AGENT

This prime ground-floor retail space presents a rare opportunity for a high-end restaurant buildout in a sought-after location. Formerly home to Orchard Townhouse, the space will be delivered vacant, allowing a new operator to design and position a flagship dining experience at market rents.

Matt Fogel

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| RESIDENTIAL INTERIOR PHOTOS



PROPERTY BUILDING INFORMATION

Property Information

Address:	242 Tenth Avenue
Location:	Located on the northeast corner of West 24th Street and Tenth Avenue
Block:	722
Lot:	1
Lot Dimensions:	23' x 80'
Lot Area:	±1,974 SF

Building Information

	<u>242 Tenth Avenue</u>	<u>463 West 24th Street</u>
Building Dimensions:	53' x 54'	20' x 8'
Stories:	4	2
Total Gross Square Footage:	±5,738 SF	
Zoning:	R7B,C2-5	
Historic District:	None	
FAR:	3.00	
Lot Size:	±1,860 SF	
Total Buildable SF:	±5,922 SF	
Minus Existing Structure:	±5,738 SF	
Available Air Rights:	184	
Assessment (26/27):	\$711,430	
Tax Rate:	12.4% Tax Class 2B	
Taxes (26/27):	\$88,495	

I INCOME, EXPENSES, & NOI

\$10,750,000
Asking Price

242 TENTH AVENUE

Unit	Status	Lease Expiration	Monthly Rent
Resturant	Vacant	1,325	\$32,000
2	FM	563	\$8,500
3	FM	563	\$5,700
4	FM	563	\$5,800
5	FM	563	\$6,200
6	FM	563	\$6,200
Total:		4,140	\$64,400

Revenue	Current Rents
Potential Gross Income:	\$772,800
Vacancy & Credit Loss (3.0%):	-\$23,184
Effective Gross Income:	\$749,616

Expenses (Estimated)	MERIS Metrics	Projected	\$/SF
Real Estate Taxes (26/27)	Full Taxes	\$88,495	\$16.33
Insurance	\$2.00 /GSF	\$10,836	\$2.00
Water & Sewer	\$850 /Unit	\$5,100	\$0.94
Heating Fuel	\$850 /Unit	\$5,100	\$0.94
Electric (Common)	\$0.25 /GSF	\$1,355	\$0.25
Repairs & Maintenance	\$750 /Unit	\$4,500	\$0.83
Superintendent	\$500 /Month	\$6,000	\$1.11
Management	2.5% of EGI	\$18,740	\$3.46
Total:		\$140,126	\$25.86

Exp. Ratio: 18.69%

Tax Ratio: 11.81%

Effective Gross Income:	\$749,616
Less Expenses:	\$140,126
Net Operating Income:	\$609,490

| NEIGHBORHOOD OVERVIEW



Chelsea, Manhattan

Historical Overview

As one of Manhattan's wealthiest neighborhoods, Chelsea has a fascinating past, dynamic present and exciting future. It has been a magnet for talent over the years, from striving artists and street buskers, to the world's most accomplished academics and modern mavens. Many people define the boundaries of Chelsea differently, but it's generally considered to be defined by 14th and 30th Streets to the south and north, Sixth Avenue to the east, and the Hudson River as the western boundary. Nearby neighborhoods include Meatpacking District and Greenwich Village to the south, Midtown West & Hudson Yards to the north and Flatiron & Union Square to the east.

The name Chelsea has its roots in the estate and Georgian-style house built in 1750 by retired British major Thomas Clarke, who inherited the property from Jacob Somerinderyck's farm. Clarke named the house Chelsea, "after the home he inherited from Sir Thomas More." Clarke passed the estate to his daughter Charity, who added land to the south of his estate in 1811, extending it up to the present-day 19th Street. Despite his opposition to the Commissioner's Plan of 1811, which included a new Ninth Avenue running through the middle of Clarke's estate, Moore started the development of Chelsea with help from James N. Wells, who divided the land into lots along the current-day Ninth Avenue and sold them to wealthy New Yorkers. Moore is widely credited with writing "A Visit From St. Nicholas" and was one of the authors of "The First Greek and Hebrew Lexicon Printed in the U.S.". In 1827, he donated the land of the apple orchard he had owned to the Episcopal Diocesan Seminary of New York, which built a brownstone Gothic-style campus with trees shading it from south to north.

I NEIGHBORHOOD OVERVIEW

Landmarks & Points of Interest

The High Line: A unique elevated park offering lush greenery, public art, and breathtaking views of the city.

Chelsea Market: A lively food hall and shopping destination, home to artisanal vendors, unique eateries, and boutique shops.

Clement Clarke Moore Park: A charming neighborhood green space featuring a playground, shaded seating areas, and a seasonal reading of “A Visit from St. Nicholas,” honoring its namesake’s literary legacy.

Points of Interest and Amenities

Chelsea Piers: Where contemporary architecture meets historic buildings, offering a window into the area’s dynamic evolution.

West Side Highway: A scenic waterfront providing recreational spaces with stunning city views.

Soulcycle: A hidden historic gem, revealing the neighborhood’s deep-rooted history.



| NEIGHBORHOOD OVERVIEW

Retail Market Overview

Chelsea's retail scene is a dynamic blend of high-end fashion boutiques, contemporary art galleries, and unique design shops. The neighborhood is also renowned for its eclectic dining options, ranging from Michelin-starred restaurants to cozy cafés and bustling food markets.

Popular Restaurants and Bars

- **Cookshop:** A beloved farm-to-table restaurant offering seasonal American cuisine, known for its vibrant brunch scene, outdoor seating, and locally sourced ingredients.
- **Cafe Chelsea:** A chic French bistro blending classic Parisian elegance with a lively bar atmosphere, perfect for intimate dining and artistic conversations.
- **Empire Diner:** Celebrated for its art deco exterior, its role in popularizing upscale retro dining in New York City, and its frequent appearances in films and TV, is located directly across from 242 Tenth Avenue on the opposite corner.

How Chelsea Stands Out In NYC

Chelsea stands out in New York State for its world-class art galleries, historic-meets-modern architecture, and the iconic High Line park. Its vibrant dining scene, anchored by Chelsea Market, and dynamic nightlife make it a cultural hotspot. A blend of creativity, luxury, and innovation, Chelsea remains one of Manhattan's most sought-after neighborhoods.



I GALLERY MAP

Chelsea's gallery district in New York City is a renowned cultural hub, housing one of the highest concentrations of contemporary art galleries in the world. The district features over two hundred galleries showcasing diverse art forms, including painting, sculpture, photography, video, and installation art. Prominent galleries such as Gagosian, David Zwirner, and Pace have established themselves here, attracting both emerging and established artists from around the globe. Chelsea's art scene is known for its dynamic and ever-changing exhibitions, making it a must-visit destination for art enthusiasts, collectors, and tourists. The neighborhood also offers a mix of high-end restaurants, boutique shops, and cultural institutions, enhancing its appeal as a comprehensive cultural destination.

The blue markers below are art galleries in proximity of 242 Tenth Avenue. We have identified only a select portion of high profile art galleries.



- | | | | |
|-----------|----------------------------------|-----------|-------------------------------|
| 1 | Bowery Gallery | 11 | Sikkema Jenkins |
| 2 | Pace | 12 | 303 Gallery |
| 3 | Luhring Augustine Chelsea | 13 | Tonya Bonakdar Gallery |
| 4 | Matthew Marks Gallery | 14 | Paula Cooper Gallery |
| 5 | Metro Pictures | 15 | Gladstone Gallery |
| 6 | Crossing Art | 16 | Gagosian Gallery |
| 7 | HG Contemporary New York | 17 | David Zwirner New York |
| 8 | Jim Kempner Fine Art | 18 | Tomothy Taylor Art |
| 9 | Printed Matter Inc. | 19 | Jane Lombard Gallery |
| 10 | Sonnabend Gallery | 20 | The Kitchen NYC |

| SURROUNDING AREA MAP



PHOTO AND TAX MAP



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