

THE JANSIZIAN GROUP, LTD.

307 West 38th Street, 7 fl., New York, NY 10018 (212) 406-8500

Live/Work Co-op for sale 109 West 26th Street

Asking \$3,650,000 both floors, SF Total 7100 (approx.)

Asking \$1,250,000 unit 3A only SF 2000 (approx.)

Monthly maintenance: unit 2A/B \$2849, unit 3A \$1068 total maintenance \$3,917.

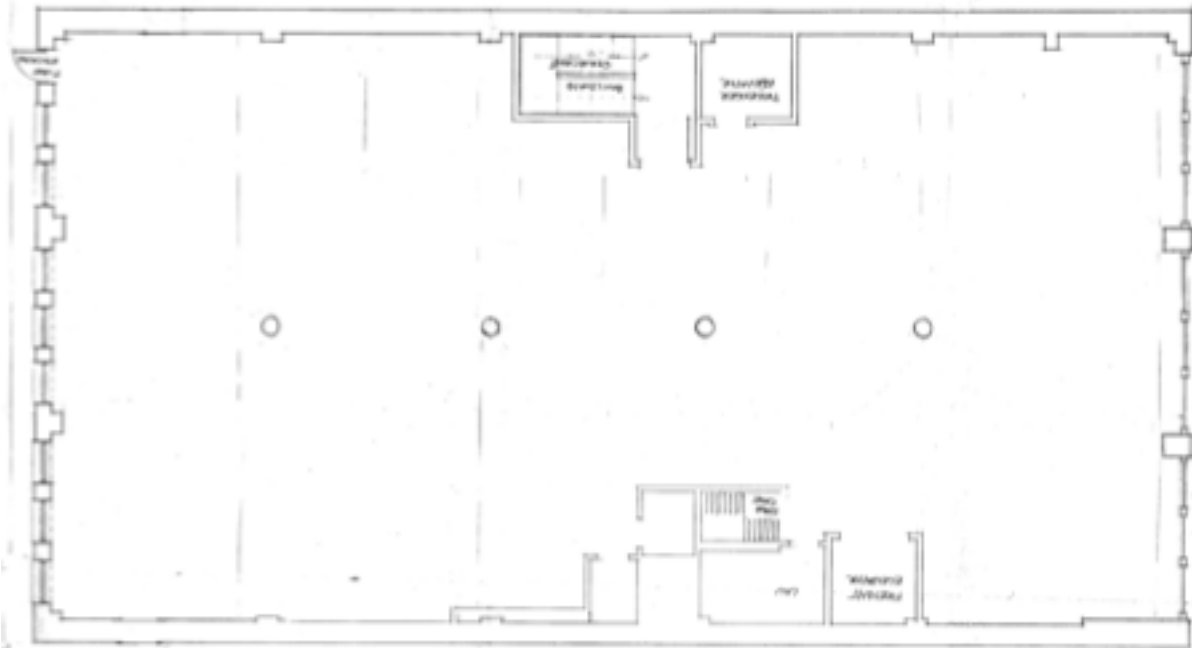
Unique Chelsea duplex offers the opportunity to create a dream home or home/business at a reasonable price with very reasonable, low maintenance.

Live/work co-op for sale in a mixed-use building. Entire second floor and the front part of the third floor connected by an internal stair. Live and work here, or live on the third floor and have your employees on the second floor.

These floors are a blank canvas for anyone with a flair for design. Both floors have oversize windows. The second floor has only 4 columns, the upper floor is column free. Design possibilities are endless.

For example this unique duplex would allow for living space above an art gallery or a truly expansive live/work residence. The lower floor has 12' 6" ceiling height and upper floor has 11' 6" ceiling height. One freight and one passenger elevator. Hire an architect to create your dream at a dreamy price. Or create three dream homes for resale.

Central Chelsea location. Near all transportation, restaurants, shopping, Whole Foods, entrance to Highline, Chelsea Art Galleries. Block highlighted in NEW YORK MAGAZINE as a BEST BET! Contact Michelle @ 917-705-1529 for appointment.



Floorplan unit 2A/B

Contact:

Michelle McDonald 212-406-8500 ext.204, Cell 917-705-1529

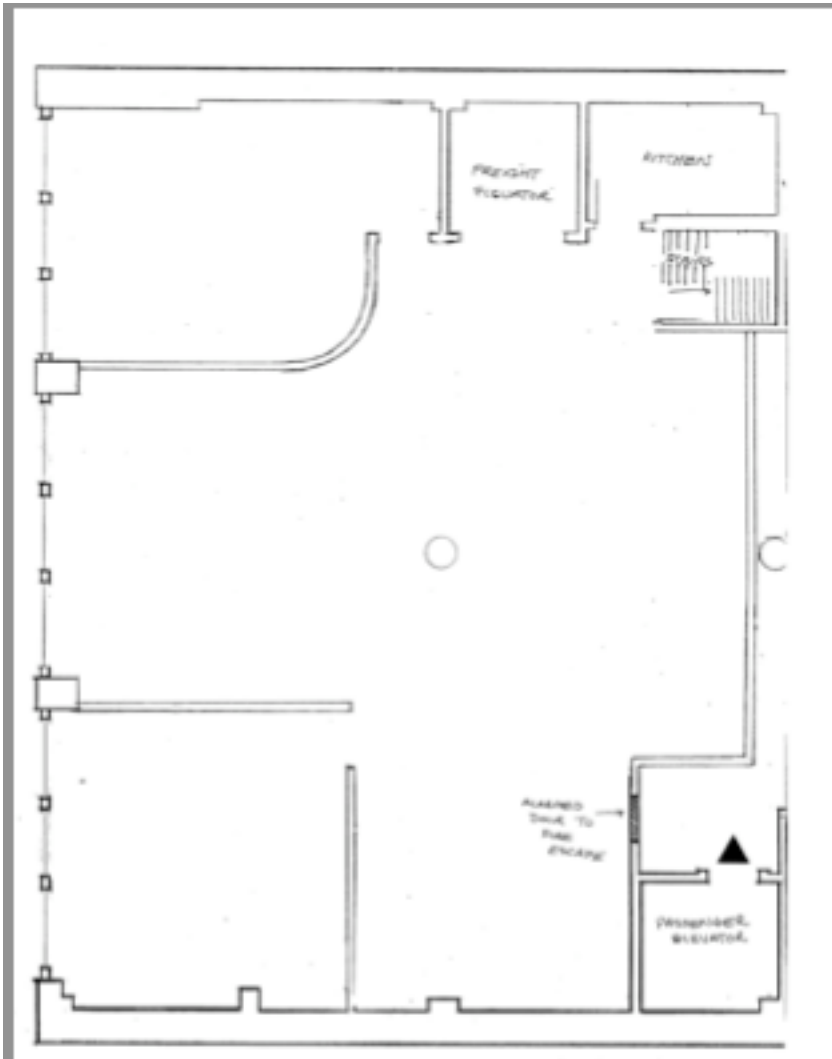
Phil Metzidakis 212-406-8500 ext: 212

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Floorplan 3rd floor front unit 3A

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