

THE JANSIZIAN GROUP, LTD.

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

Commercial Co-op for sale 109 West 26th Street

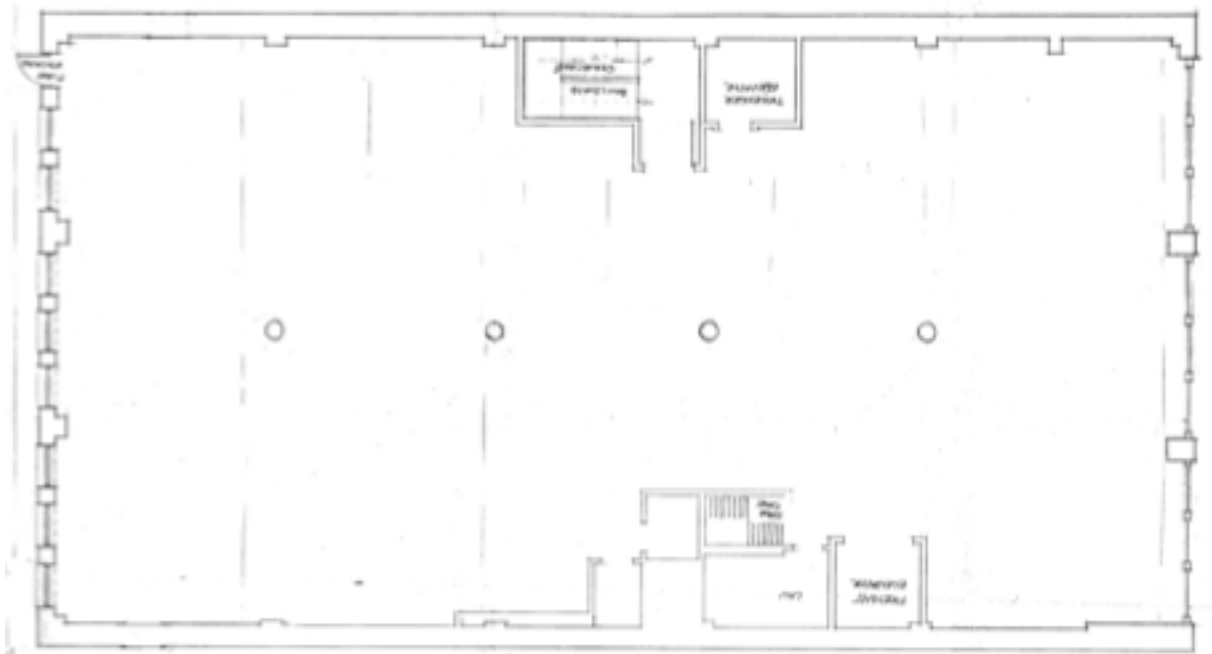
**SF Total 7100, 2nd floor 5000, SF3rd floor 2100 SF
Asking \$3,800,000 both floors**

**Commercial co-op for sale in a mixed use building
Residential building with commercial space on 2nd and 3rd floors**

Good for office, retail, Yoga/Pilates studio, Gallery, Salon, Photo Studio, mixed use, Live/work, residential conversion possible.

Central Chelsea. Located near all transportation, restaurants, Whole Foods, entrance to Highline, Chelsea Art Galleries. Block highlighted in NEW YORK MAGAZINE as a BEST BET! New restaurants, wine bars & shopping.

**Monthly maintenance: unit 2A/B \$2849, unit 3A \$1068 total maintenance \$3,917.
Ceiling Height: unit 2A/B 12'6" unit 3A 11'6"**



Floorplan unit 2A/B

Contact:

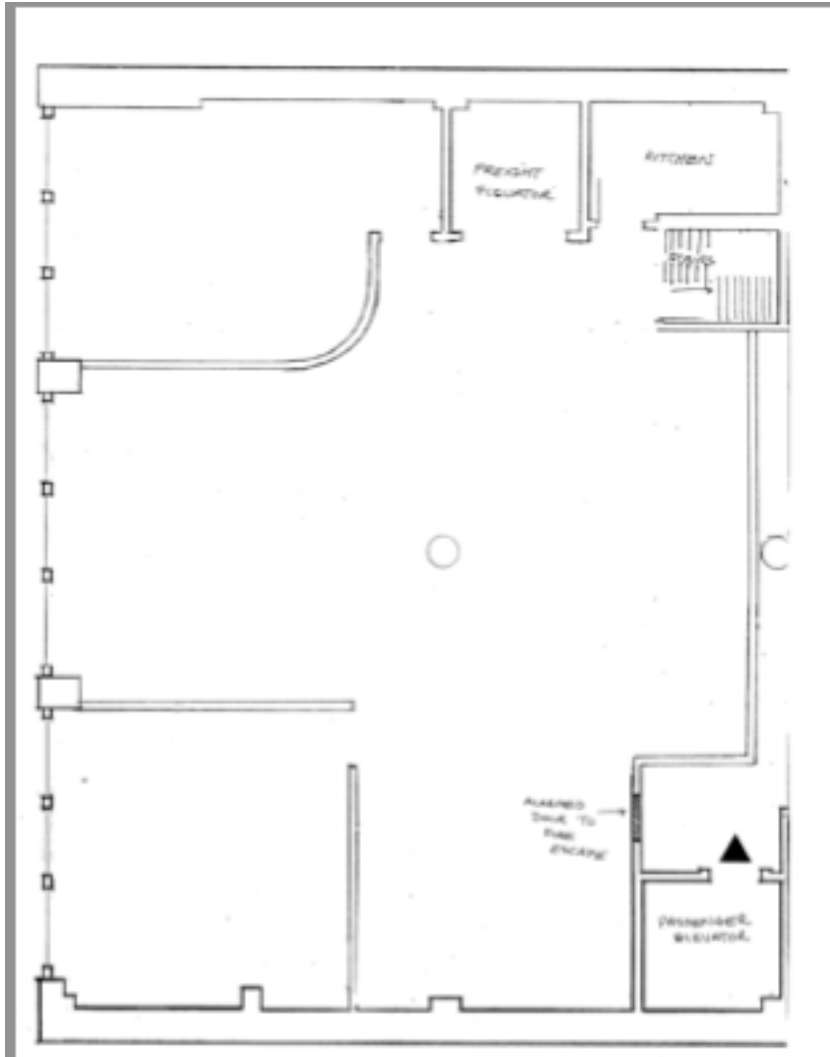
Michelle McDonald 212-406-8500 ext.204, Cell 917-705-1529

Phil Metzidakis 212-406-8500 ext: 212

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Floorplan 3rd floor front unit 3A

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