

336 WEST 23RD STREET



 THE GASDASKA
VERDIGLIONE
CONLON TEAM

 Douglas Elliman
Commercial

ACCESS
VIDEO
HERE



336 West 23rd Street, New York City

HISTORIC CHELSEA ELEVATOR TOWN HOUSE
A MIXED USE OPPORTUNITY



336 WEST 23RD STREET

For Sale \$17,500,000

Douglas Elliman Commercial as exclusive agent for ownership, is pleased to present for sale 336 West 23rd Street, a 25-foot wide, Italianate-style, mixed-use elevator townhouse situated in the vibrant neighborhood of Chelsea, NYC.

Originally built in 1855 and rising with presence on a tree-lined block, 336 West 23rd Street is a free-market building that offers an extraordinary scale and flexibility rarely available in Manhattan. Spanning approx. 16,000 square feet across eight levels, the property has been redeveloped to provide generous living space, north and south terraced views, an immersive retail experience, upgraded mechanicals, and direct metering for ease of asset management.

Residential Potential: Two grand duplex residences and penthouse guest suite, each enhanced with private terraces, soaring ceilings, and refined architectural details. Potential luxury rental portfolio or a spectacular single-family mansion, condo offering.

Commercial Opportunity: A retail triplex with private garden, restored marble fireplaces, chandeliers, and dedicated elevator access. Ideal for a flagship retail concept, gallery, restaurant & hospitality, or exclusive members' club. Offering an unmistakable street-level presence.

Versatile Vision: The property's layout and scale make it equally suited for a live/work combination, an investment-driven approach, or a bespoke personal estate.

Delivered vacant, 336 West 23rd Street is more than just a property — it is a canvas for bold transformative real estate. Whether as a residence, an investment, or a cultural destination, 336W23 offers an unparalleled opportunity to create something extraordinary in the heart of New York City.



ADDRESS: 336 WEST 23RD STREET, NEW YORK, NY, 10011

LOCATION: MIDBLOCK ON THE SOUTH SIDE BETWEEN
NINTH AND TENTH AVENUES

BLOCK / LOT: 00746-0062

LOT DIMENSIONS: 25' X 98' 9"

LOT SQUARE FOOTAGE: 2,469 SF

BUILDING DIMENSIONS: 25' X 98' 9"

ABOVE GRADE SQUARE FOOTAGE: 13,469 SF

BELOW GRADE SQUARE FOOTAGE: 2,469 SF

TOTAL SQUARE FOOTAGE: 15,938 SF

STORIES: 6

FLOORS: 8

ATTIC: PENTHOUSE SUITE

RESIDENTIAL UNITS: 2 DUPLEXES

RETAIL UNITS: TRIPLEX RETAIL UNIT

BALCONY / TERRACES: 7

BALCONY / TERRACE OUTDOOR SPACE: 2,240 SF

GROSS RETAIL TRIPLEX: 7,472 RENTABLE SF

ZONING: C1-6A | FAR 4

AVAILABLE AIR RIGHTS: OVERBUILT

TAXES (2025/2026): \$127,940

TAX CLASS: 4

CERTIFICATE OF OCCUPANCY: FINAL

ELEVATOR: 1 RESIDENTIAL + 1 COMMERCIAL

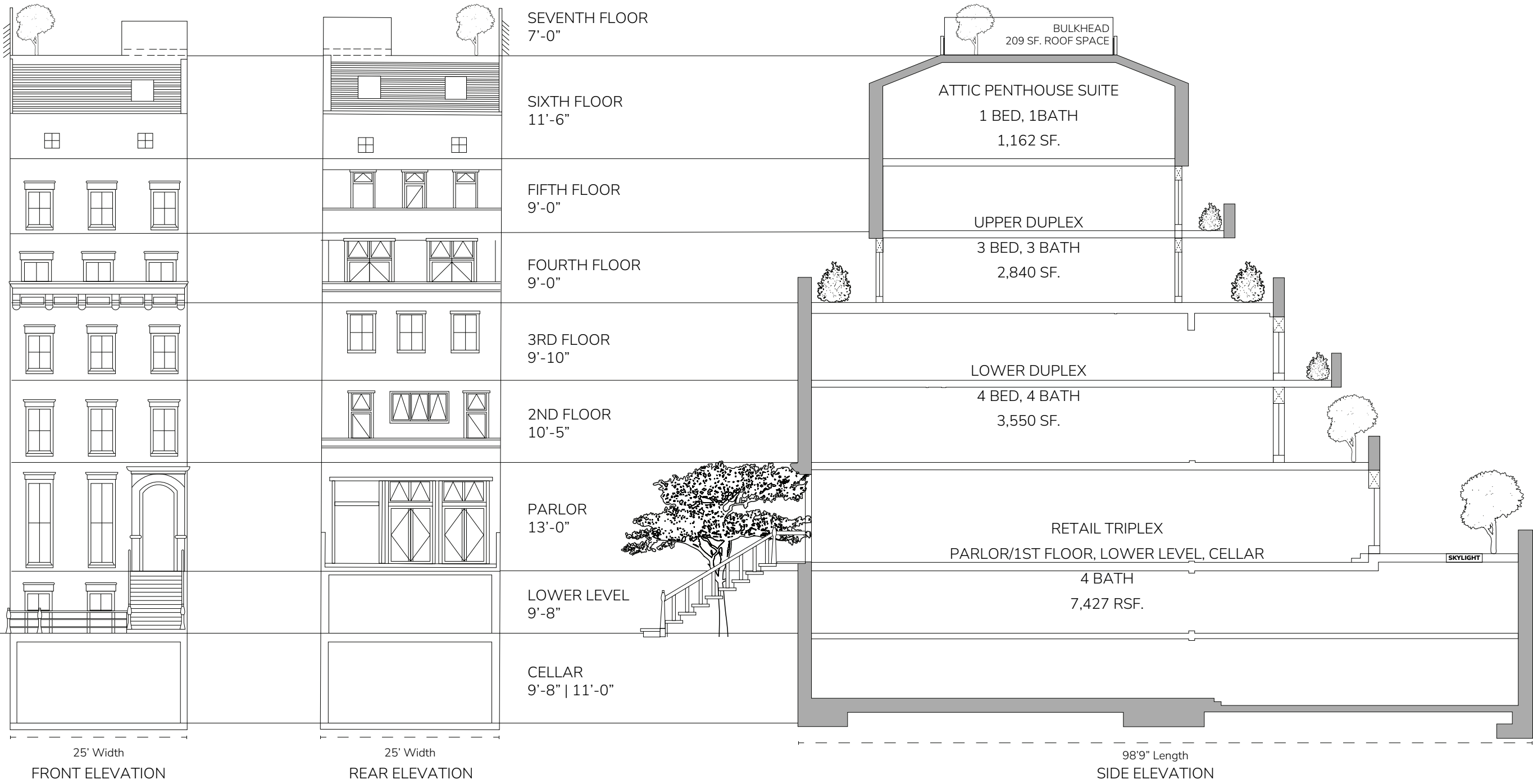
GAS FIREPLACES: 6

Note: All square feet measurements are approximate.

Property Features



Elevations



Attic Penthouse Suite & Roof

6th & 7th Floor

APPROX. 1,162 SQFT. PLUS 209 SQFT. OF ROOFTOP TERRACE SPACE

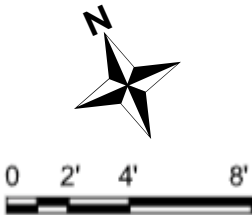
11' 6" ceilings with 3 skylights | Washer/dryer | Direct access to roof terrace outdoor shower | Dramatic north-south skyline views | Elevator access | Full open kitchen breakfast bar | Radiant Floor Heating | Bodarius Boiler System

 1 Bedroom  1 Bathroom



PENTHOUSE SUITE (ATTIC)

ROOF



Upper Duplex

4th & 5th Floor

APPROX. 2,144 SQFT. PLUS 697 SQFT. 3 TERRACES (FRONT & REAR)

9' Ceiling Height | Elegant entertaining spaces with wet bar & walk-in closets | Steam shower | Washer/dryer | Elevator access

 3 Bedroom  1 Bathroom



4TH FLOOR

5TH FLOOR

Lower Duplex

2nd & 3rd Floor

APPROX. 3,250 SQFT. PLUS 475 SQFT. (2) TERRACES
9'-8" Ceiling Height | 4 Gas Fireplaces | Large Open Kitchen with Dual Bosch Dishwashers & InSinkErators | Full-size washer/dryer | Wet bar with wine refrigerator & radiant heating | Elevator Access

 4 Bedrooms  4 Bathrooms



Retail Triplex

Parlor/1st Floor, Lower Level, & Cellar

APPROX. 6,863 SQFT. INCLUDING 859 SQFT. (2) TERRACE
13' Ceilings | Private commercial elevator | 2 Restored Waterford chandeliers & 2 original marble fireplaces | Large rear terrace

 4 Bathrooms





Attic Penthouse Suite



4th & 5th Floor

2nd & 3rd Floor





Endless Opportunity

VIRTUALLY STAGED - RENDERING

Retail Triplex

VIRTUALLY STAGED - RENDERING



Projected *Financials*

UNIT #	APPROX. GROSS AREA (SF)	APPROX. GROSS EXTRERIOR AREA (SF)	LEASE EXPIRATION DATE	ACTUAL ANNUAL RENT	PROJECTED ANNUAL RENT
ATTIC PENTHOUSE SUITE	1,038	209	VACANT	N/A	N/A
UPPER DUPLEX	2,840	697	VACANT	N/A	\$216,000
LOWER DUPLEX	3,550	475	3/31/2027	\$198,000	\$240,000
TRIPLEX RETAIL	7,472	859	VACANT	N/A	\$740,000
TOTAL	15,938*	2,240	N/A	\$198,000	INQUIRE FOR DETAILS

*(INCLUDES ROOF AREA 1,038 SF)



BUILDING ANNUAL EXPENSES	ACTUAL
COMMON ELECTRIC	\$1,928
HEATING FUEL (GAS)	SUBMETERED
DEP WATER & SEWER	\$1,519
PROPERTY INSURANCE	\$16,125
ELEVATOR MAINTENANCE	\$8,362
NYC SIDEWALK & STOOP USE	\$3,739
2025/2026 REAL ESTATE TAXES	\$127,940
TOTAL ANNUAL EXPENSES	\$159,613

Neighborhood *Highlights*

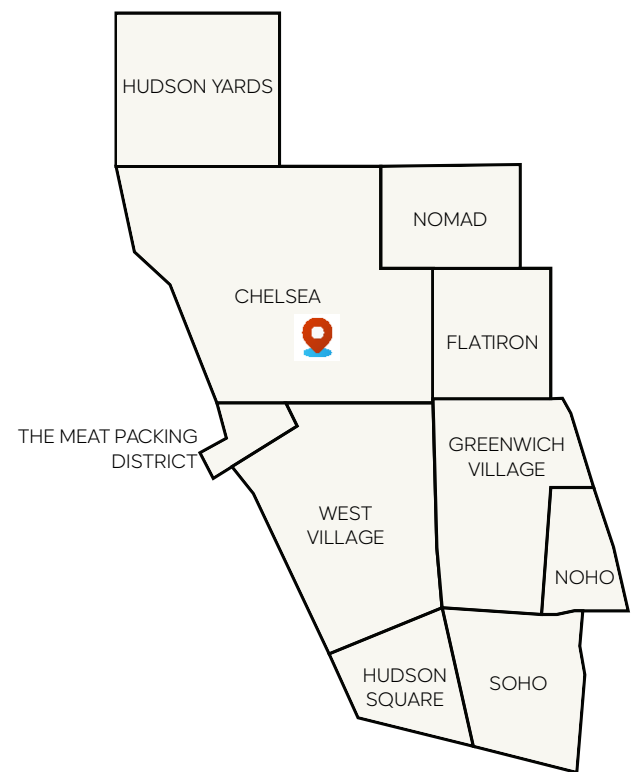
Situated in the heart of Chelsea, steps from The High Line, Hudson Yards, Chelsea Market, and the West Side galleries, this home places you at the center of art, design, and downtown vibrancy. With Greenwich Village, Flatiron, and the Meatpacking District all nearby, 336 West 23rd Street offers the ultimate blend of culture, lifestyle, and architectural prestige.

LUXURY DINING & COCKTAIL SPOTS

- Pastis, CATCH NYC, Tao Downtown, Chelsea Market, Estiatorio Milos, Hav & Mar, STK Steakhouse

EXCLUSIVE ARTS & CULTURE

- Rubin Museum, Hudson Yards Arts, The Whitney Museum of American Art, Chelsea Galleries, David Zwirner Gallery



UPSCALE SHOPPING & LIFESTYLE

- 1 Hudson Yards Retail, Anthom & Forty Five Ten, Jeffrey New York

TRENDY NIGHTLIFE & LOUNGES

- Le Bain at The Standard, PH-D Lounge, Tao Downtown, The Jane Hotel & Ballroom

OUTDOORS

- The High Line, Hudson River Park, Little Island, Pier 57

This location blends historic character, modern vibrancy, and cultural prestige, making it one of the most coveted blocks in Manhattan.





FOR FURTHER INFORMATION & INSPECTION, PLEASE CONTACT:



John Gasdaska
GVC CO-FOUNDER
LIC. ASSOCIATE RE BROKER
M: 646.345.7350
O: 212.891.7167
john.gasdaska@elliman.com



Louis Puopolo
DIVISION HEAD – DE COMMERCIAL NYC
LIC. ASSOCIATE RE BROKER
M: 917.374.0099
O: 212.776.4367
louis.puopolo@elliman.com

THIS OFFERING MEMORANDUM HAS BEEN PREPARED EXCLUSIVELY BY DOUGLAS ELLIMAN COMMERCIAL, LLC ("DEC") ON BEHALF OF OWNERSHIP, THE ("OWNER"), REGARDING THE PURCHASE OF THE PROPERTY DESCRIBED HEREIN AT 334 GRAND STREET, NEW YORK (THE "PROPERTY"). THE MATERIALS AND INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM DO NOT PURPORT TO BE ALL-INCLUSIVE OR TO CONTAIN ALL OF THE INFORMATION WHICH PROSPECTIVE INVESTORS MAY NEED OR DESIRE. ALL MATERIALS HAVE BEEN DEVELOPED BY DEC, THE OWNERS AND OTHER SOURCES AND ARE SUBJECT TO VARIATION. • NO REPRESENTATION IS MADE BY DEC OR THE OWNERS AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND NOTHING CONTAINED HEREIN IS OR SHALL BE RELED ON AS A PROMISE OR REPRESENTATION AS TO THE FUTURE PERFORMANCE OF THE PROPERTY. ALTHOUGH THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, DEC AND THE OWNERS AND THEIR EMPLOYEES DISCLAIM ANY RESPONSIBILITY FOR INACCURACIES, AND EXPECT PROSPECTIVE PURCHASERS TO EXERCISE INDEPENDENT DUE DILIGENCE IN VERIFYING ALL SUCH INFORMATION. FURTHER, DEC, THE OWNERS AND THEIR EMPLOYEES DISCLAIM ANY AND ALL LIABILITY FOR REPRESENTATIONS AND WARRANTIES, EXPRESSED AND IMPLIED, CONTAINED IN, OR OMITTED FROM THE OFFERING MEMORANDUM OR ANY OTHER WRITTEN OR ORAL COMMUNICATION TRANSMITTED OR MADE AVAILABLE TO THE RECIPIENT. • THE OFFERING MEMORANDUM DOES NOT CONSTITUTE A REPRESENTATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY OR THE OWNERS SINCE THE DATE OF PREPARATION OF THE OFFERING MEMORANDUM. ANALYSIS AND VERIFICATION OF THE INFORMATION CONTAINED IN THE OFFERING MEMORANDUM IS SOLELY THE RESPONSIBILITY OF THE PROSPECTIVE PURCHASER. ADDITIONAL INFORMATION AND AN OPPORTUNITY TO INSPECT THE PROPERTY WILL BE MADE AVAILABLE UPON REQUEST TO INTERESTED AND QUALIFIED INVESTORS. THE OWNERS AND DEC EACH EXPRESSLY RESERVE THE RIGHT, IN THEIR SOLE DISCRETION, TO REJECT ANY AND ALL EXPRESSIONS OF INTEREST OR OFFERS REGARDING THE PROPERTY AND/OR TERMINATE DISCUSSIONS WITH ANY ENTITY AT ANY TIME WITH OR WITHOUT NOTICE. THE OWNERS SHALL HAVE NO LEGAL COMMITMENT OR OBLIGATION TO ANY ENTITY REVIEWING THE OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL A WRITTEN AGREEMENT FOR THE PURCHASE OF THE PROPERTIES HAS BEEN FULLY EXECUTED, DELIVERED AND APPROVED BY THE OWNERS AND ITS LEGAL COUNSEL, AND ANY CONDITIONS TO THE OWNERS' OBLIGATIONS THEREUNDER HAVE BEEN SATISFIED OR WAIVED. DEC IS NOT AUTHORIZED TO MAKE ANY REPRESENTATIONS OR AGREEMENTS ON BEHALF OF THE OWNERS. • THIS OFFERING MEMORANDUM AND ITS CONTENTS, EXCEPT SUCH INFORMATION WHICH IS A MATTER OF PUBLIC RECORD OR IS PROVIDED IN SOURCES AVAILABLE TO THE PUBLIC (SUCH CONTENTS AS SO LIMITED HEREIN, CALLED THE "CONTENTS") ARE OF A CONFIDENTIAL NATURE. BY ACCEPTING THE OFFERING MEMORANDUM, YOU AGREE (i) TO HOLD AND TREAT IT IN THE STRICTEST CONFIDENCE, (ii) NOT TO PHOTOCOPY OR DUPLICATE IT, (iii) NOT TO DISCLOSE THE OFFERING MEMORANDUM OR ANY OF ITS CONTENTS TO ANY OTHER ENTITY (EXCEPT TO OUTSIDE ADVISORS RETAINED BY YOU, IF NECESSARY, FOR YOUR DETERMINATION OF WHETHER OR NOT TO MAKE A PROPOSAL AND FROM WHOM YOU HAVE OBTAINED AN AGREEMENT OF CONFIDENTIALITY) WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE OWNERS OR DOUGLAS ELLIMAN, (iv) NOT TO USE THE OFFERING MEMORANDUM OR ANY OF ITS CONTENTS IN ANY FASHION OR MANNER DETRIMENTAL TO THE INTEREST OF THE OWNERS OR DEC, AND (v) TO RETURN IT TO DEC IMMEDIATELY UPON REQUEST OF DEC OR THE OWNERS. • IF YOU HAVE NO FURTHER INTEREST IN THE PROPERTY, PLEASE RETURN THE OFFERING MEMORANDUM FORTHWITH. NO INSPECTIONS OF THE PROPERTY ARE PERMITTED UNLESS ACCOMPANIED BY THE OWNERS OR A REPRESENTATIVE FROM DEC.