

**BANKRUPTCY SALE**

# Retail Co-op 40 West 22<sup>nd</sup> Street

6,630 SF Retail Co-op with 35' Frontage  
in Flatiron District

**Ariela**  
A member of GREA

40 W 22

So  
Preschool of the Arts

LITTLE MASTERS  
BIG ART

NYRH

A CELEBRATION  
OF  
PROCESS  
ART

[www.nycpre](http://www.nycpre)

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[VIRTUAL TOUR - CLICK HERE](#)



- Retail co-op located in Flatiron District between 5th and 6th Avenues
- The total unit size is 6,630 SF including 4,430 SF above grade with 35' of frontage and high ceilings; and additional fully-built 2,200 SF below grade
- Currently configured as a school with classrooms, offices and assembly space spread throughout two floors
- Ideal location for various commercial uses including retail, showroom, gallery or deluxe professional office space
- Convenient transportation with access to 1/2/4/5/6/N/Q/R/W/F/M subway lines
- Delivered vacant

Block / Lot 823 / 65

Cellar (Offering Plan has 4,430 Sq.Ft.) 2,200

1st Floor 4,430

Total Unit Sq.Ft. 6,630

1st Floor Ceiling Height 14 ft

Frontage 35 ft

CAM Charges Per Month \$17,568

\*All square footage/buildable area calculations are approximate

**Bidding Deadline:** TBD | **Auction Date:** Following Bid Deadline w/ Qualified Bidders

**Minimum Bid:** \$2,200,000 | Subject to Bankruptcy Court Approval | **Inquire for Official Bid Procedures**

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](#)

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## Interior Photos



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## EDUCATIONAL

- 1 NYU
- 2 The New School
- 3 Cardozo School of Law
- 4 NYU School of Professional Studies
- 5 St. John's University

## ENTERTAINMENT AND ACTIVITIES

- 1 AMC 19th St.
- 2 Quad Cinema
- 3 Escape the Room

## RETAIL

- 1 Whole Foods Market
- 2 Rizzoli Bookstore

## FOOD & BEVERAGE

- 1 Trader Joe's
- 2 Smithfield Hall NYC
- 3 Storehouse
- 4 Old Town Bar
- 5 Boqueria Flatiron
- 6 The Grey Dog - Flatiron
- 7 Mala House
- 8 Gotham Coffee Roasters
- 9 Variety Coffee Roasters
- 10 Eataly NYC Flatiron

## HOTEL

- 1 The Fifth Avenue Hotel
- 2 W New York - Union Square

## Transportation Score



**100**  
Public Transportation

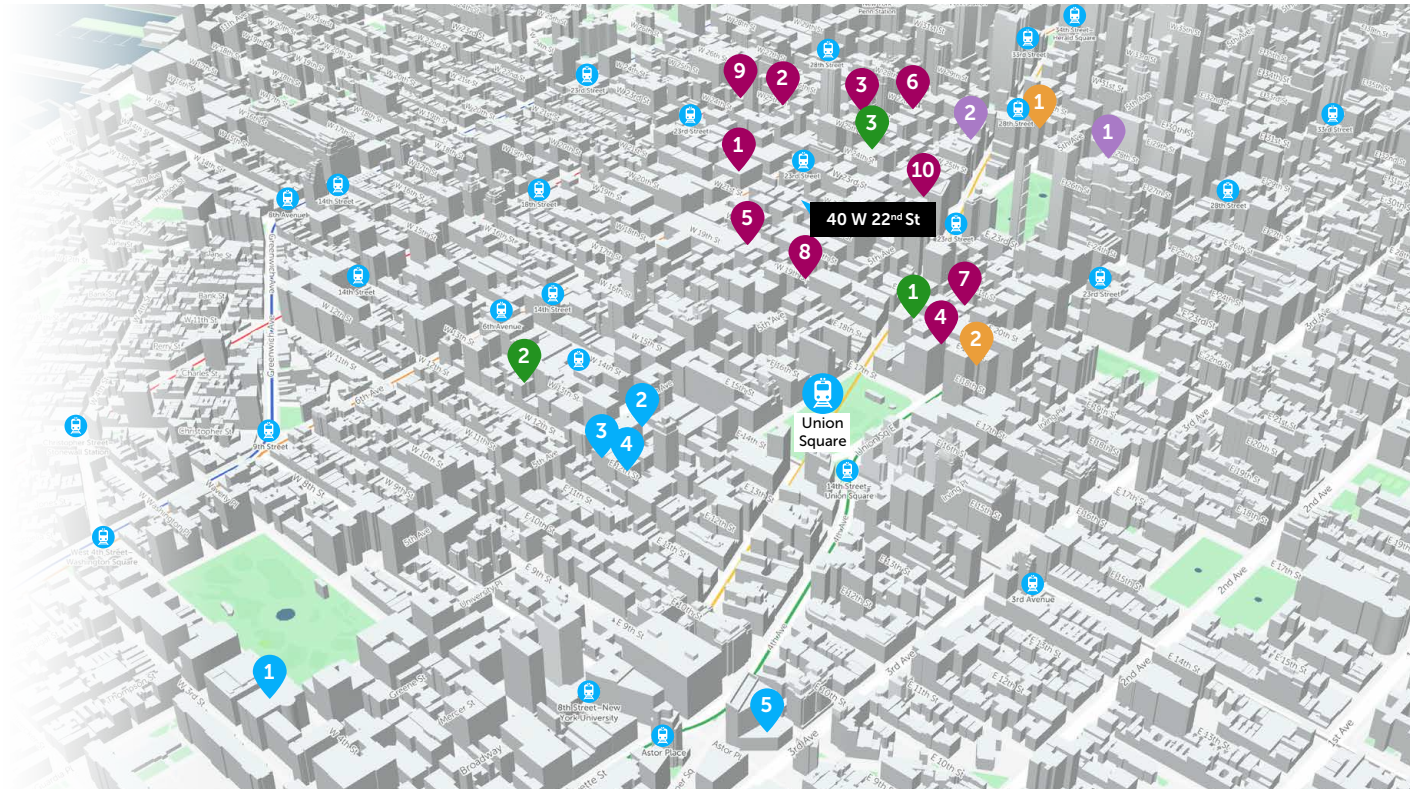


**92**  
Rider's Paradise



**100**  
Walker's Paradise

Visit Walk Score Website →



Walking  
Distance to



**3 MINUTES WALK**  
Flatiron Building

**10 MINUTES WALK**  
Union Square

**16 MINUTES WALK**  
Empire State Building

**19 MINUTES WALK**  
The High Line

**20 MINUTES WALK**  
Washington Square Park

**25 MINUTES WALK**  
Meatpacking District