

21 East 17th Street FOR SALE OR LEASE

Broadway & Fifth Avenue

re|solution
REAL ESTATE



| Unit | SF | Potential Use |
|-------------------------|-------|----------------------------------------------------------------|
| Ground LEASED | 1,950 | Retail/ Clicks to Bricks Users , Restaurant, Beauty |
| Second | 2,325 | Retail, Office, & Showroom |
| Third | 2,325 | Retail, Office, & Showroom |
| Fourth | 2,325 | Office & Showroom |
| Penthouse | 2,325 | Office, Showroom, & Residential |

Total Area: 11,250 RSF + basement

Asking Sales Price: \$9.5 MM

Asking Rent: \$55.00 PSF

Possession: Immediate

Floors Leased Separately.

Lease or Sale

**Fourth Floor
Virtual Tour**

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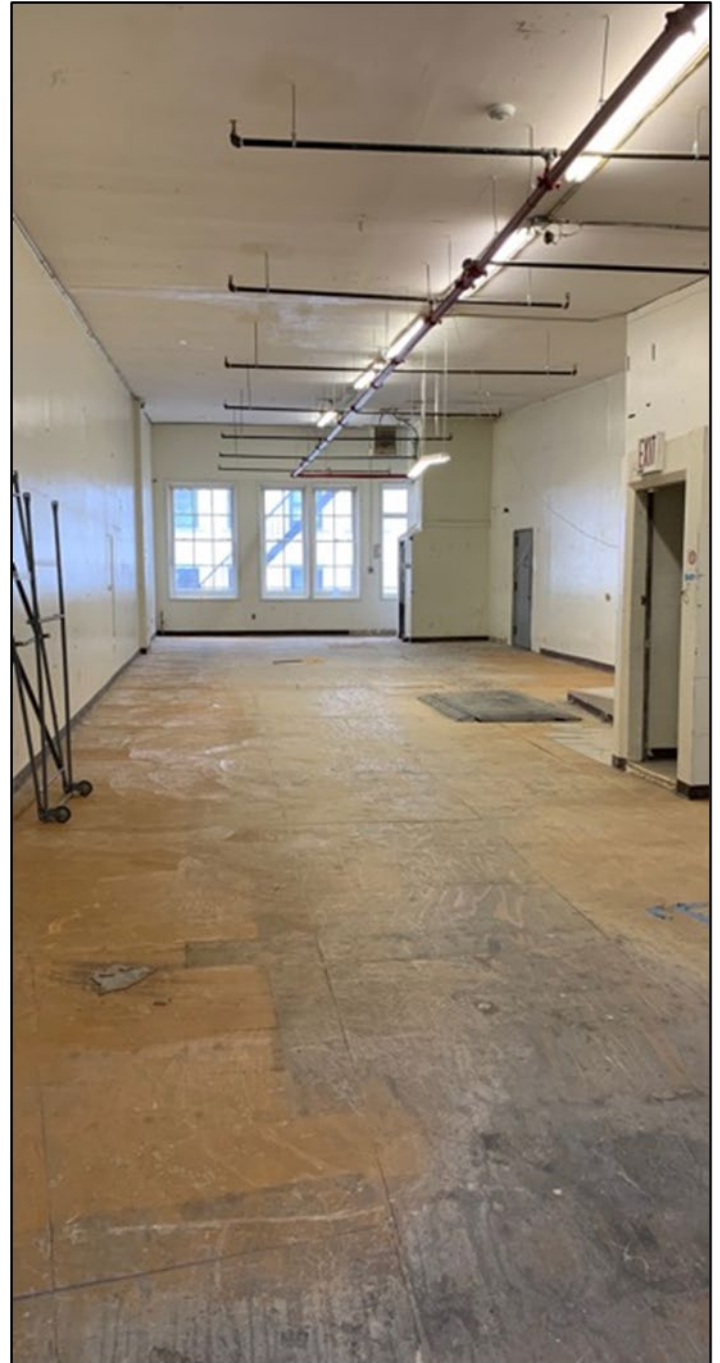
Brett Weiss
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Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made, nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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Building Details

| | |
|--------------------------------------------|----------------------------------|
| Address | 21 East 17th Street |
| Location | Northwest Corner of Union Square |
| Block and Lot | Block 846 Lot 16 |
| Lot Dimension | 25' by 97' |
| RSF | +/-11,250 |
| Lot Area | .06 acre |
| Stories | 5 and contiguous lower level |
| Zoning | M1-M5 |
| Real Estate Taxes as of Aug 1, 2023 | \$169,926.16 |

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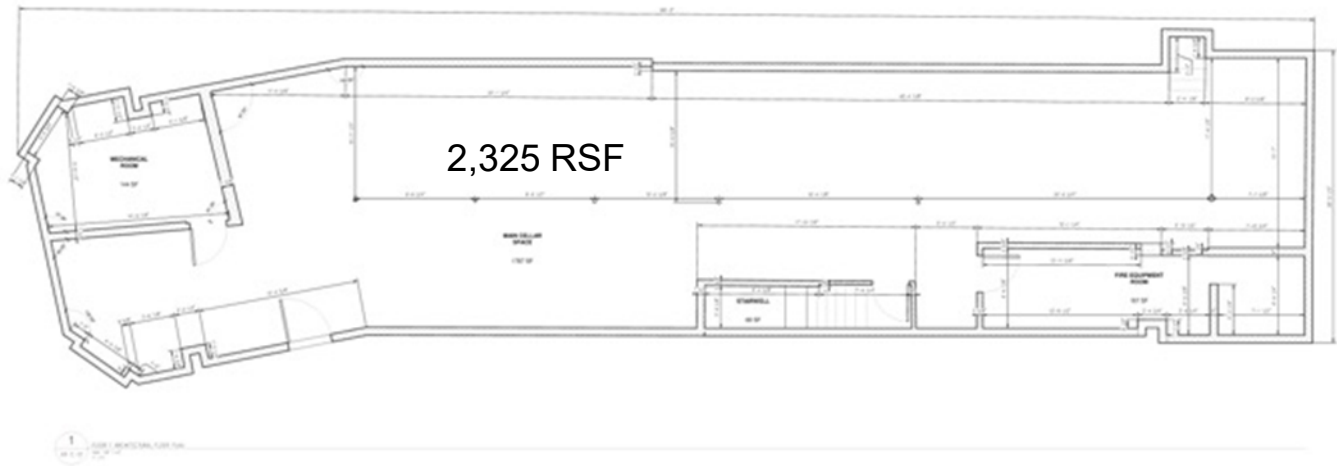
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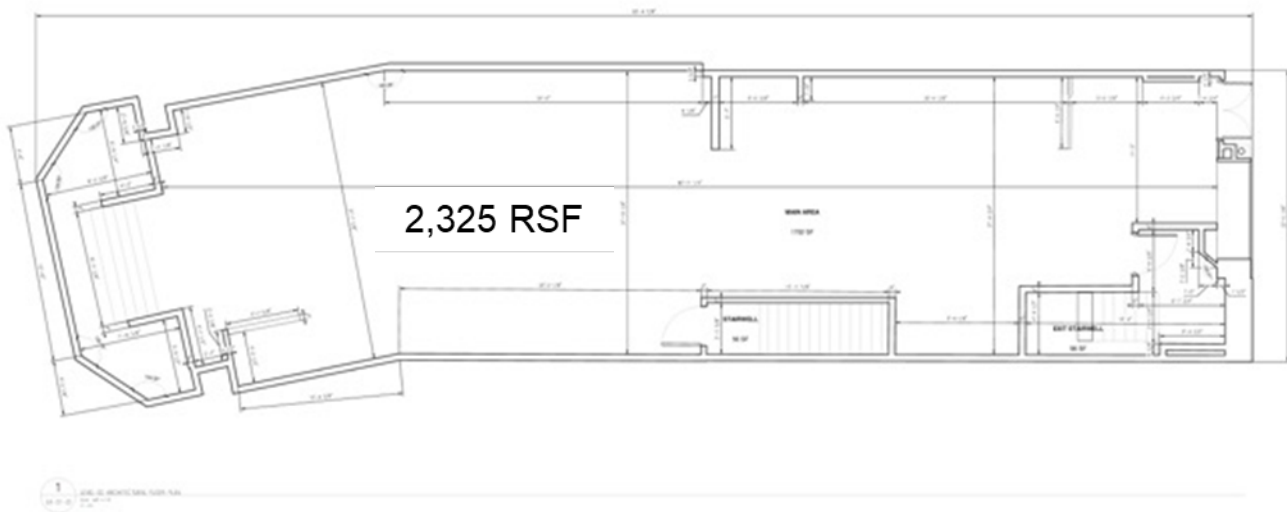
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Floor Plans

Basement - LEASED



Ground - LEASED



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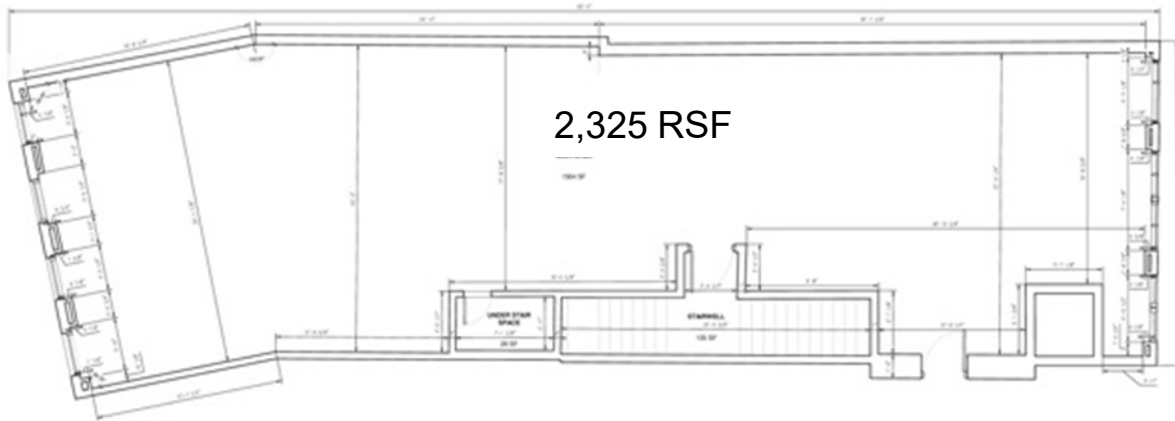
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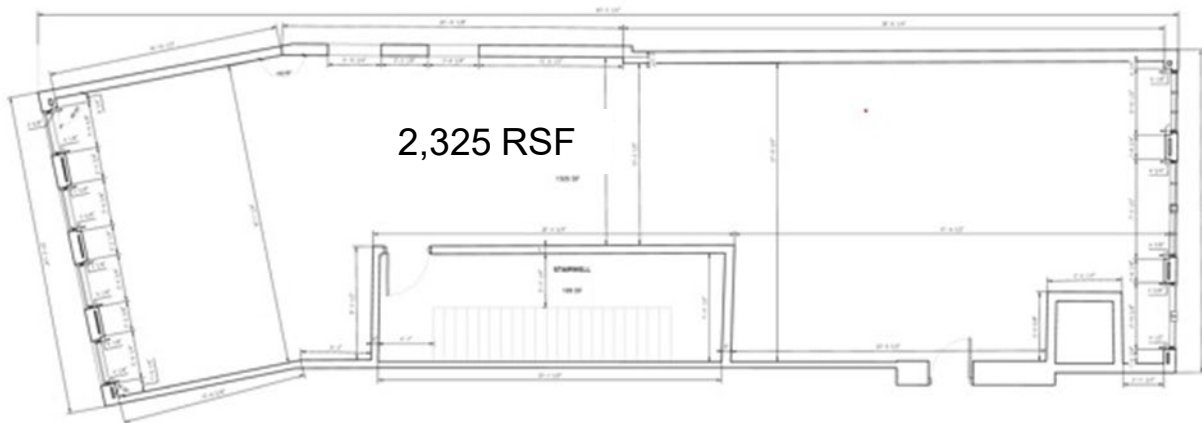
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Floor Plans

2nd



3rd



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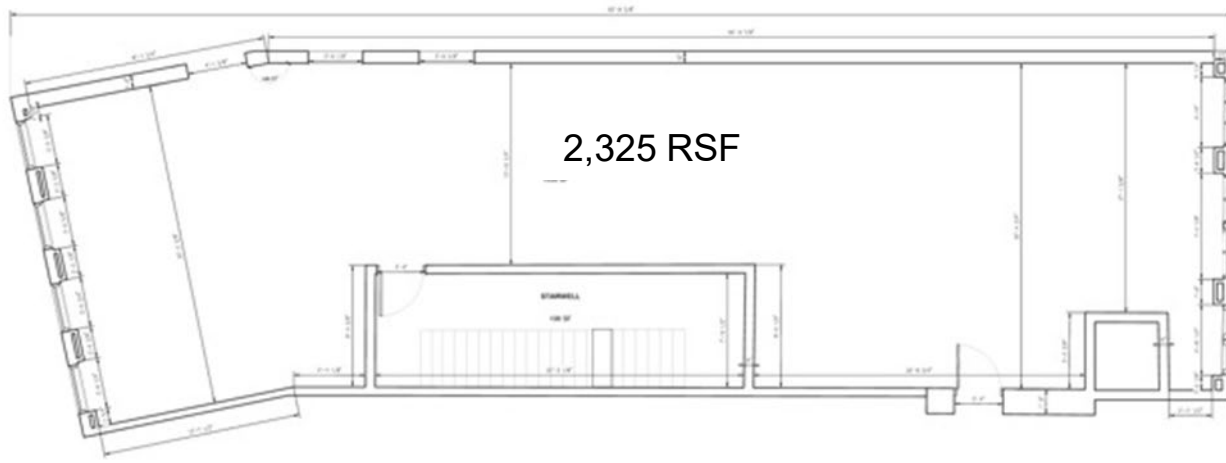
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Floor Plans

4th



1
DATE: 11/10/14
SCALE: 1/8" = 1'-0"

5th



1
DATE: 11/10/14
SCALE: 1/8" = 1'-0"

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