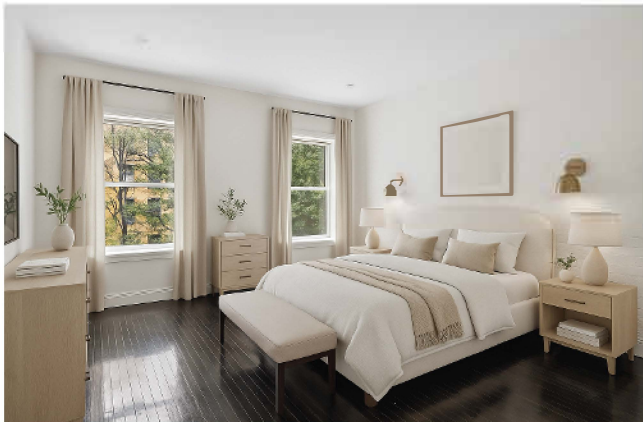


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**262 W 25th Street**  
New York, NY



Bedrooms: Five (5)  
 Bathrooms: Three (3)  
 Half Bathrooms: One (1)  
 Sq Ft: 3,900 sq. ft  
 Monthly R.E. Taxes: \$2,832

## Asking Price Upon Request

Investor Opportunity – 262 West 25th Street, Chelsea

Prime two-family townhouse in the heart of Chelsea's gallery district, just off the High Line. Built in 1866 and reimagined for modern use, this legal two-unit property includes a dramatic upper triplex and a separately metered garden duplex, offering flexibility for live-plus-income, investment, or future conversion.

Current layout: 3-bed/2-bath upper triplex + 2-bed/1.5 bath garden duplex

Ceiling heights: Up to 22 feet with oversized south-facing windows

Luxury finishes: Viking kitchen, multiple fireplaces, spa-like bathrooms

Outdoor space: Private backyard for lower unit

Unused FAR: 5,700+ sq ft for potential expansion or redevelopment

A rare chance to own a flexible, income-producing asset with long-term upside in one of Manhattan's most culturally rich and high-demand neighborhoods.

Income	Annual (\$)
Unit 1 Income (Actual)	\$84,000
Unit 2 Income (Projected)	\$216,000
<b>TOTAL</b>	<b>\$300,000</b>

Expenses	Annual
RE Taxes	\$33,572
Home Insurance	\$5,597
Water/Sewer	\$817
MTC/Mgmt	\$13,200
<b>TOTAL</b>	<b>\$53,187</b>

<b>NOI</b>	<b>\$246,813</b>
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