

BANKRUPTCY SALE

Retail Co-op 40 West 22nd Street

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



Retail Co-op at 40 West 22nd Street, New York, NY 10010

6,630 SF Retail Co-op with 35' Frontage | **BANKRUPTCY SALE**



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	437580
CAM Charges Per Month	\$17,568	\$210,820
Annual Co-Op Assessment	\$28,193	\$226,760

*All square footage/buildable area calculations are approximate

Bidding Deadline: Monday, October 19th, 2026 | **Auction Date:** Tuesday, October 27th, 2026

Deadline for Trustee to Designate Qualifying Bids: Friday, October 23rd, 2026

Minimum Bid: \$2,600,000 | 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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James Nestor x30
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For Financing
Information:

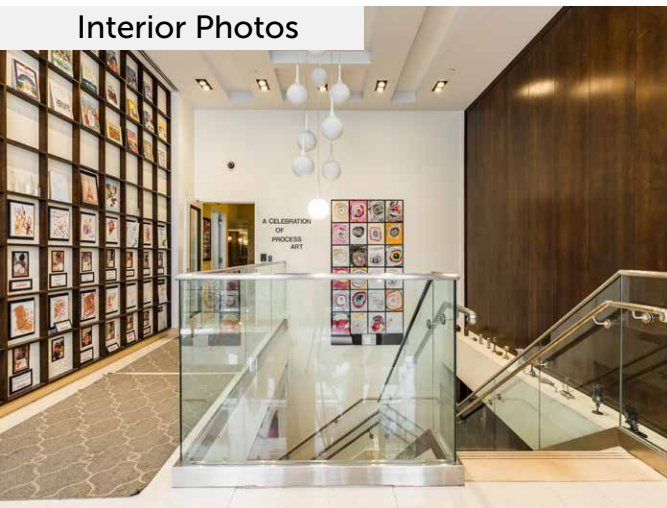
Benjamin Schlegel x81
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Interior Photos



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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. September 10, 2026 6:05 pm

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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

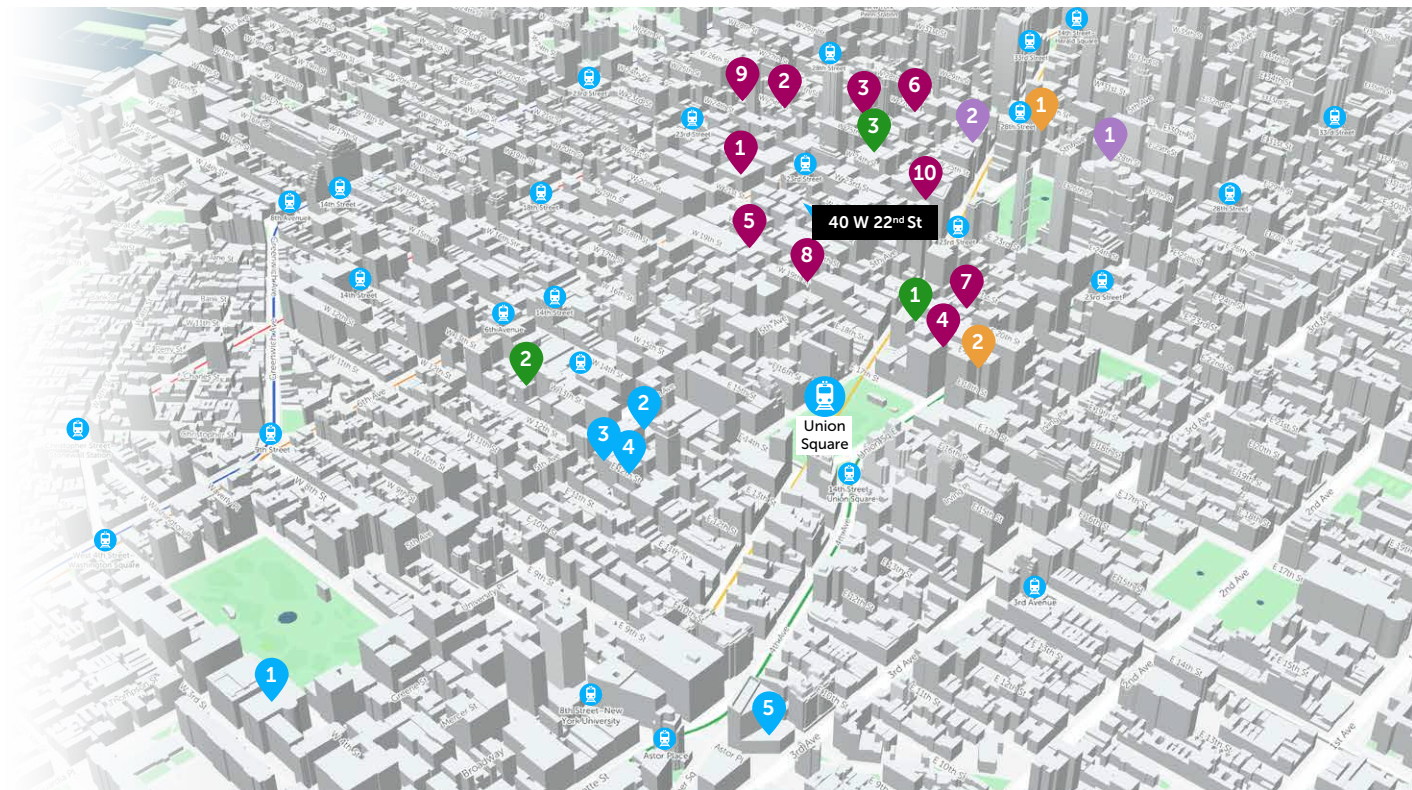
- 1 Whole Foods Market
- 2 Rizzoli Bookstore

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