

21 East 17th Street FOR SALE OR LEASE

Broadway & Fifth Avenue



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

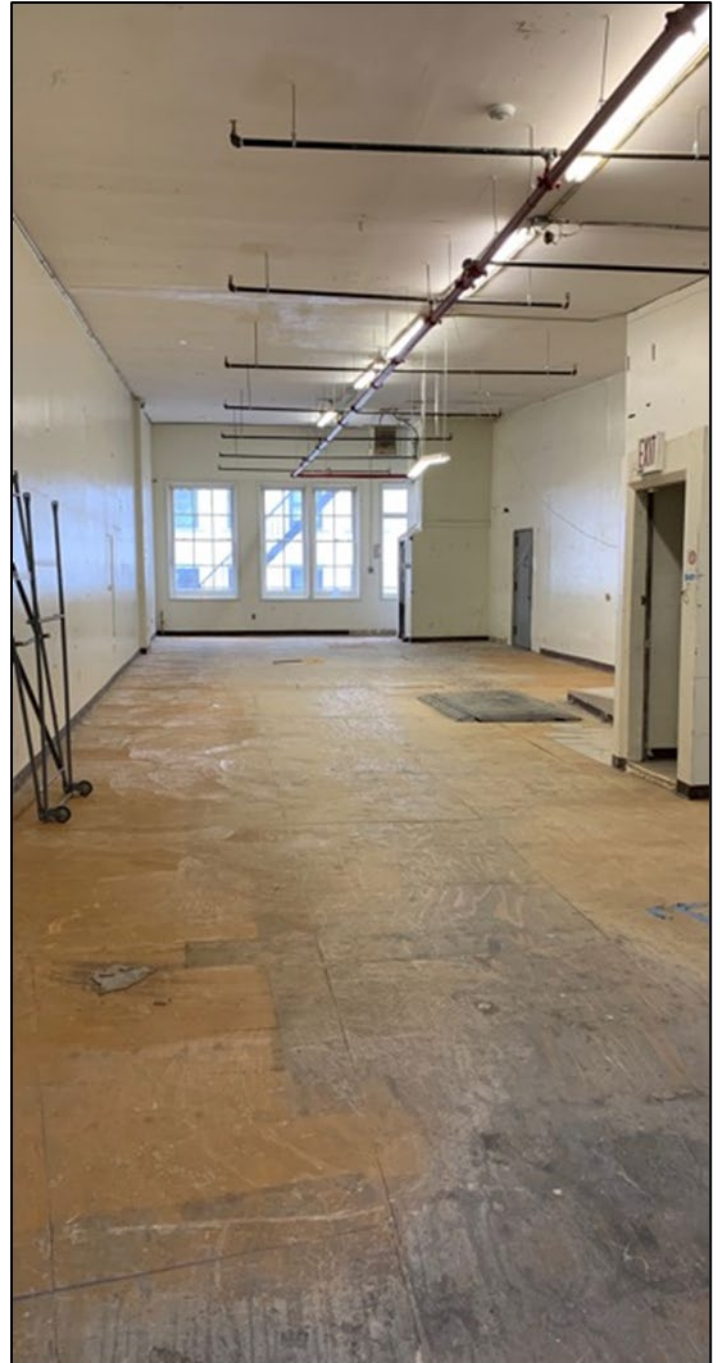
Possession: Immediate

Floors Leased Separately.

Lease or Sale

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Building Details

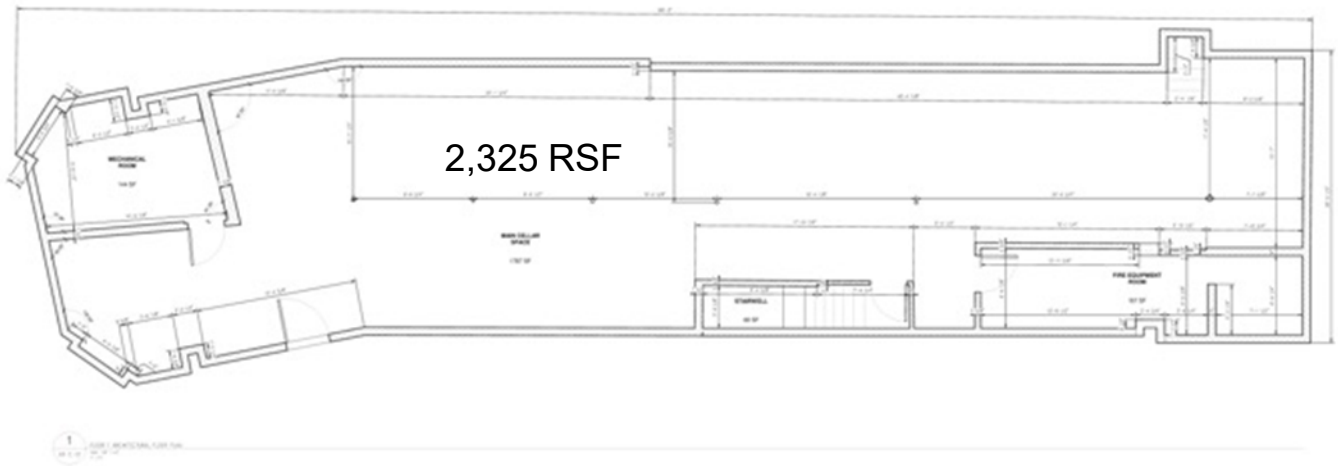
Address	21 East 17th Street
Location	Northwest Corner of Union Square
Block and Lot	Block 846 Lot 16
Lot Dimension	25' by 97'
RSF	+/-11,250
Lot Area	.06 acre
Stories	5 and contiguous lower level
Zoning	M1-M5
Real Estate Taxes as of Aug 1, 2023	\$169,926.16

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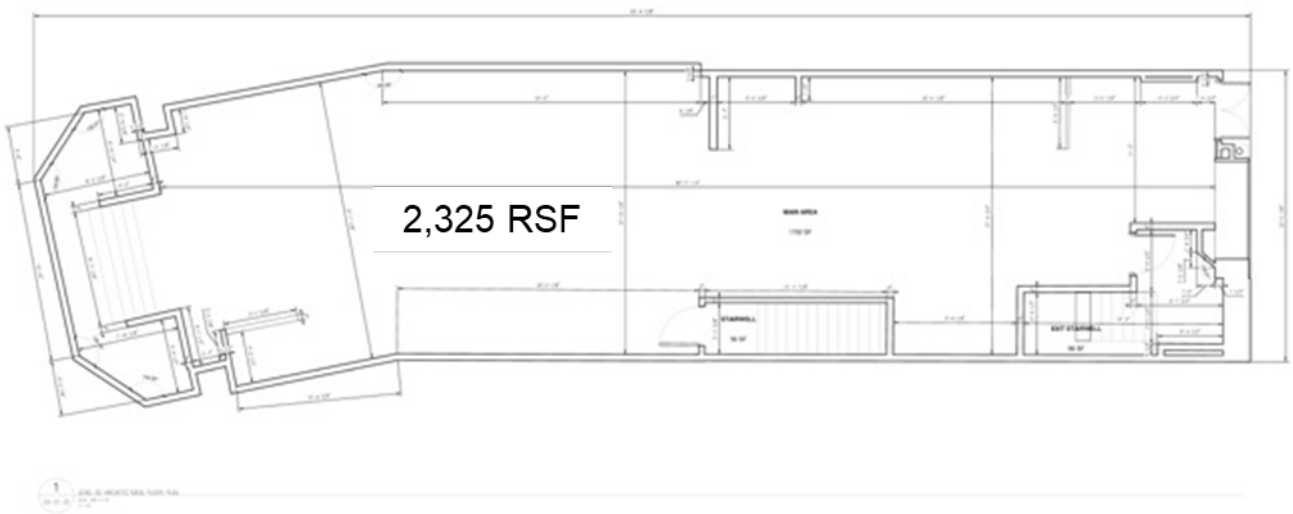
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Floor Plans

Basement - LEASED



Ground - LEASED

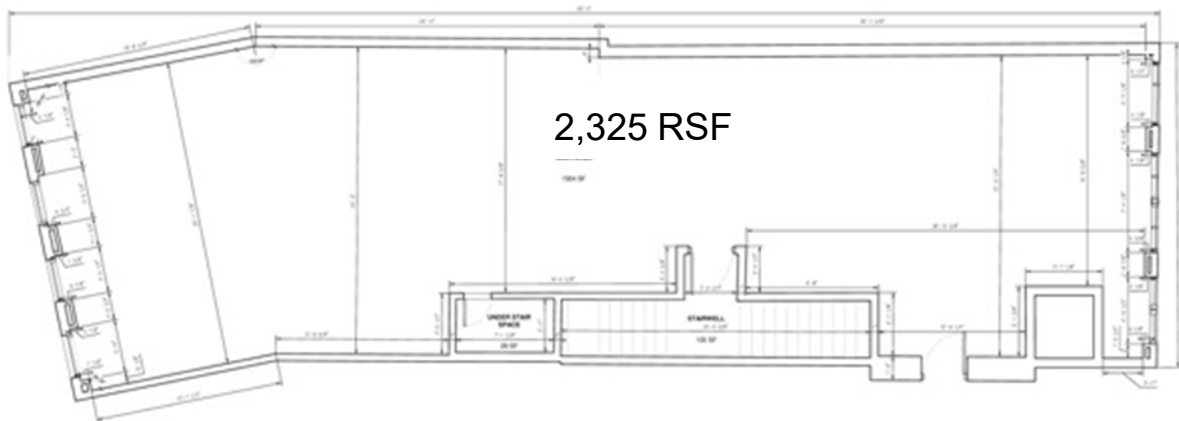


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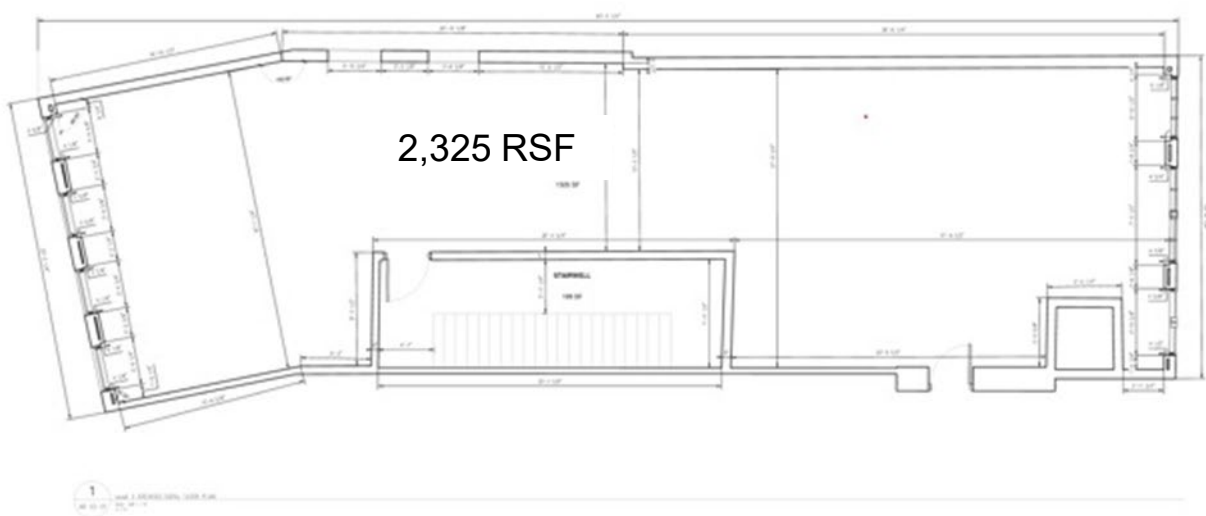
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Floor Plans

2nd



3rd



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Floor Plans

4th



5th

