



# 248 WEST 23RD STREET CHELSEA, NYC

Between Seventh Avenue and Eighth Avenue

**APPROXIMATE SIZE**

2,150 SF

**ASKING PRICE**

Upon Request

**TRANSPORTATION**

**1 C E**

**Possession**

Immediate

**FRONTAGE**

20 FT

**COMMENTS:**

- Situated in the heart of Chelsea
- ADA bathroom and central air in place
- TF Cornerstone to develop 150 + units right next door
- Surrounded by established national and local retailers
- Strong pedestrian traffic and excellent neighborhood visibility

**BEN BIBERAJ**  
President of Retail Leasing  
703.434.1461  
bbiberaj@iprg.com

**JOEY SOBOLOV**  
Associate  
551.200.3714  
jsobolov@iprg.com

**DESI AVIDANE**  
Director  
347.380.3859  
desi@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the

### INTERIOR PHOTOS



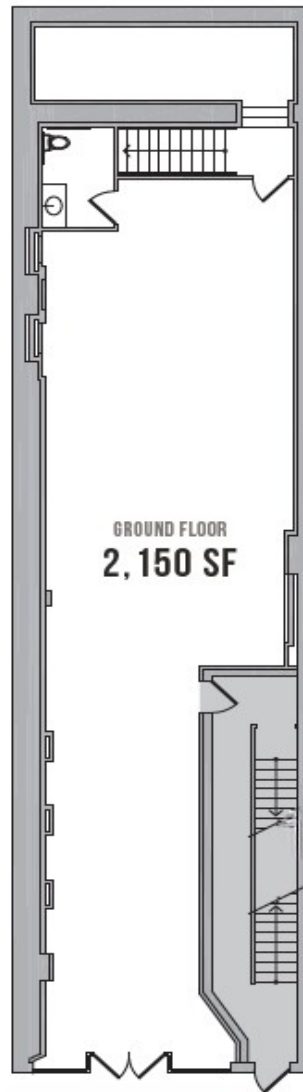
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FLOOR PLAN



## NEIGHBORS

**W 26th Street**

Bingo  
your pet, our priority

Sushi Blossoms

SIP

CHIPOTLE MEXICAN GRILL

PLAYA BOWLS

**W 25th Street**

Basketball Court & Playground

BLANK STREET

DIG INN

Q | QQ NAILS & SPA

**W 24th Street**

Shukette

Brooklyn Bagel & Coffee Company

WHOLE FOODS MARKET

VARIETY COFFEE

SV

SVA THEATRE

DUNKIN' DONUTS

TARGET

crumbl cookies

7th STREET BURGER

**W 23rd Street**

Carvel

Starbucks

**248 WEST 23RD STREET**

CAFÉ CHELSEA  
NEW YORK CITY

SUBWAY

Domino's Pizza

**W 22nd Street**

Billy's BAKERY

Fellini COFFEE

Spicy Moon

Ralph's Famous ITALIAN ICES & ICE CREAM

Michael's

TRADER JOE'S

**W 21st Street**

LA BERGAMOTE  
PATISSERIE & BISTRO  
CHELSEA, NYC

Joe's Pizza

FUMO  
PIZZA • BAR • PASTA

HALE & HEARTY

MOMOYA  
CHELSEA

FUZE FH HOUSE

**W 20th Street**

Perfect Brows NYC  
THREADING SALON

PASTASOLE  
The taste of Italy

16 HANDLES

CROWN ALLEY

DUANEReadE™

**W 19th Street**

BATHTUB GIN

NBC  
new york badminton center

Jungle Bird

CRUNCH

GLUR

ULTA BEAUTY

**W 18th Street**

45 Broadway  
29th Floor  
New York, NY 10006  
718.360.8801

**IPRG**  
RETAIL LEASING

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