

OFFERING MEMORANDUM



Bankruptcy Sale

305 SEVENTH AVENUE

Commercial Condominium – Entire 4th Floor





OVERVIEW

- Commercial Condominium
- SE Corner of 7th Avenue & 27th Street
- Neighborhood: Chelsea
- White Box / Warm Shell Office Space
- Total SF: +/-6,300
- 24-Hour Access
- 4-Bathrooms
- Monthly Maintenance: \$9,843.74
- Monthly CAM: \$2,813
- Separately Metered for Electric
- Elevators: 4-passenger & 3-freight
- Class B Building



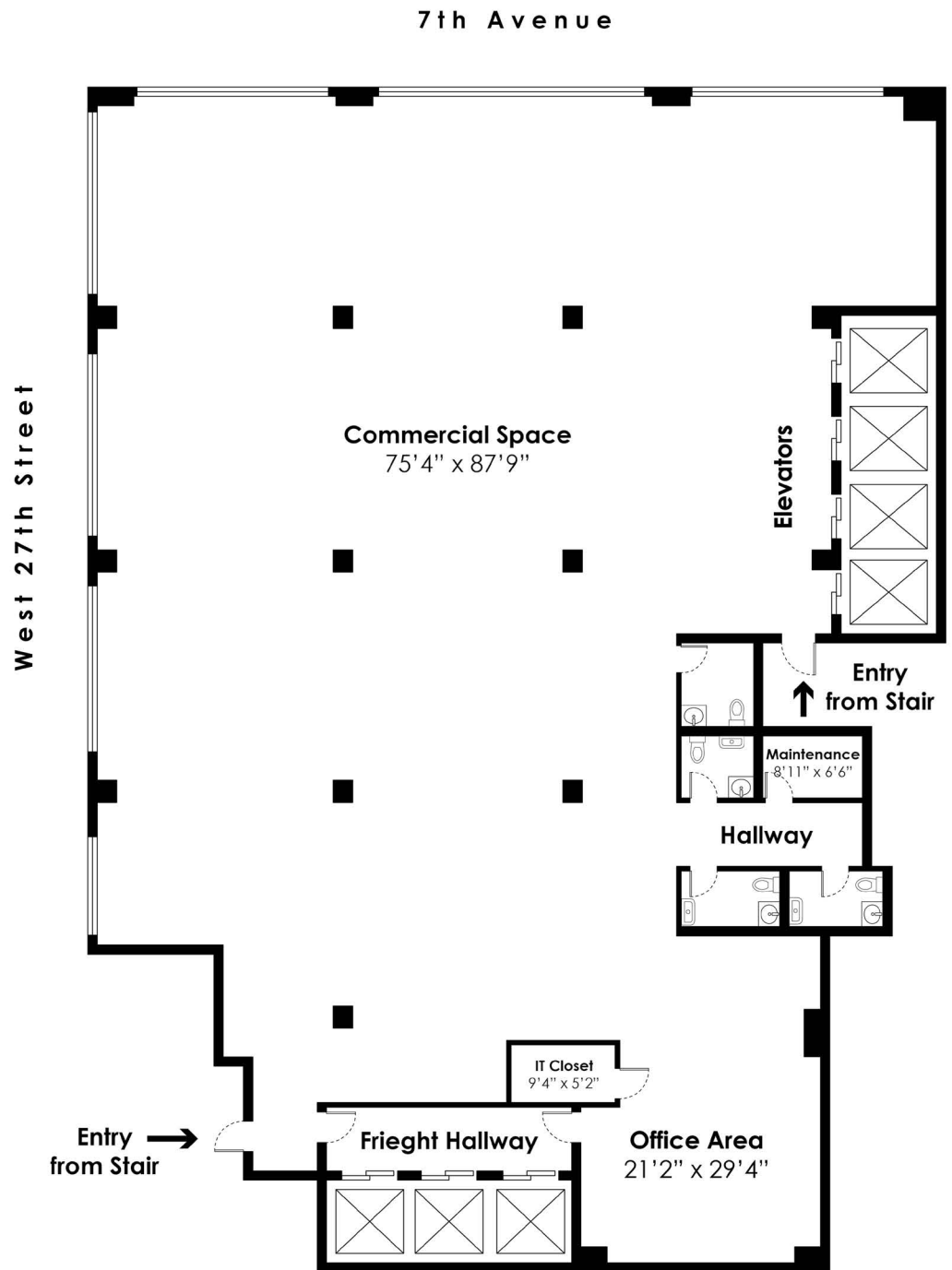
EXECUTIVE SUMMARY

Available for purchase is the entire 4th Floor of 305 Seventh Avenue, a commercial condominium building located in the heart of Chelsea.

This unit offers +/- 6,300 square feet of white-box office space boasting polished concrete flooring, finished exposed ceilings, and upgraded lighting throughout. Common area maintenance, special assessments, and estimated real estate taxes total +/- 15,750 per month.

The location of 305 Seventh Avenue is prime due to its proximity to Penn Station, Port Authority, Path train, and the plethora of subway lines for unparalleled access and convenience. Situated on the corner of 27th Street opposite of the Fashion Institute of Technology, other neighborhood highlights include Whole Foods, Ace Hotel, and Madison Square Garden.

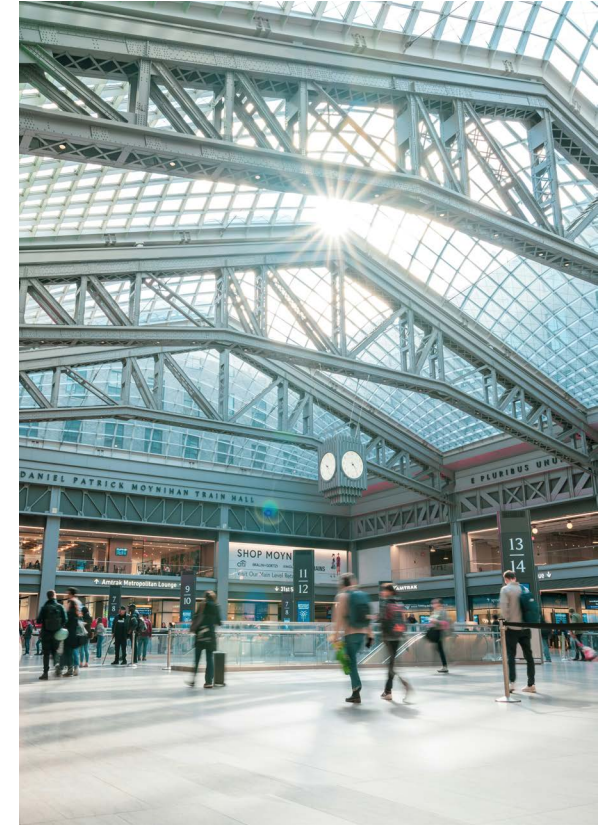
The sale of this property remains subject to Bankruptcy Court approval and the seller's receipt of higher or better offers. Any sale will deliver this property vacant and free of any tenancies and occupancies. This property will only be sold free and clear of all liens, claims, and encumbrances.



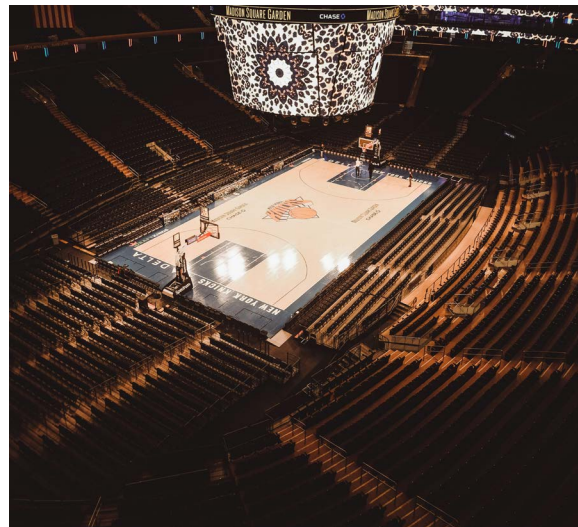




- A** Penn Station
- B** High Line
- C** Chelsea Market
- D** Joyce Theatre
- E** Rubin Museum of Art
- F** Fashion Institute of Technology
- G** Madison Square Garden
- H** Empire State Building
- I** Madison Square Park
- J** Ace Hotel
- K** Nomad Hotel



CHELSEA, NY



ADDITIONAL INFORMATION

All information provided by MYC & Associates, Inc. is from public documents or third-party sources, is not guaranteed and should be independently verified. The information is subject to errors and omissions. The subject property may be sold or withdrawn from the market without notice. MYC & Associates, Inc. does not represent or warrant the accuracy, authenticity, or completeness of any information and is not liable for any reliance thereon.

All showings of this property are BY APPOINTMENT ONLY. Do not walk or visit the property without permission and an escort from MYC & Associates, Inc. Anyone caught trespassing will be prosecuted to the fullest extent the law permits.

Please contact MYC & Associates, Inc. for additional sale, property, bankruptcy process, rent roll, expenses, DHCR, and expense information.

EXCLUSIVELY PRESENTED BY

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