



# 404 WEST 20TH STREET

CHELSEA

LESLIE  
GARFIELD

# 404 WEST 20TH STREET

FOR SALE - OFF MARKET

Built circa 1830, this 23-foot-wide Federal townhouse sits on a gracious 25’ x 108’ lot with a south-facing garden and is recognized as the oldest dwelling within the Chelsea Historic District. In need of a complete gut renovation, the property presents a unique opportunity to create a custom residence or income-producing asset in one of Manhattan’s most desirable neighborhoods. Approvals from the Landmark Preservation Commission and the New York City Department of Buildings are already in place making this a shovel-ready site that saves substantial costs and time.

Approvals also allow for the enclosure of the side yard, expanding the home to the full 25-foot width of the lot and increasing the interior square footage to almost 9,000 Sq.Ft. across six levels. The expansion includes a full-lot excavation for a lower cellar level, a vertical expansion, and a rear yard expansion making the property over 60’-deep. The approved plans retain the large front forecourt of approximately 10 feet along with a gracious stoop entry to the Parlor level.

Located between Ninth and Tenth Avenues directly across from the historic grounds of the General Theological Seminary, the property sits on one of Chelsea’s most picturesque blocks. Just moments from the High Line, renowned restaurants, shopping, and multiple transportation options, it offers an exceptional redevelopment opportunity in a prime Chelsea location.

PRICE

Upon Request

ANNUAL TAXES

\$34,509

ZONING

R7B, R8

EXISTING SQFT

4,562 Approx.

APPROVED SQFT

8,882 Approx. Including Cellar

NEIGHBORHOOD

Chelsea

LOT SIZE

25’ X 108’ (Built 23’ x 37’)

CONDITION

Vacant Shell - Shovel Ready

EXISTING FLOORS

Five (5)

APPROVED FLOORS

Five (5) + Finished Cellar



AS-IS FACADE



RENDERED APPROVED FACADE



AS-IS REAR FACADE

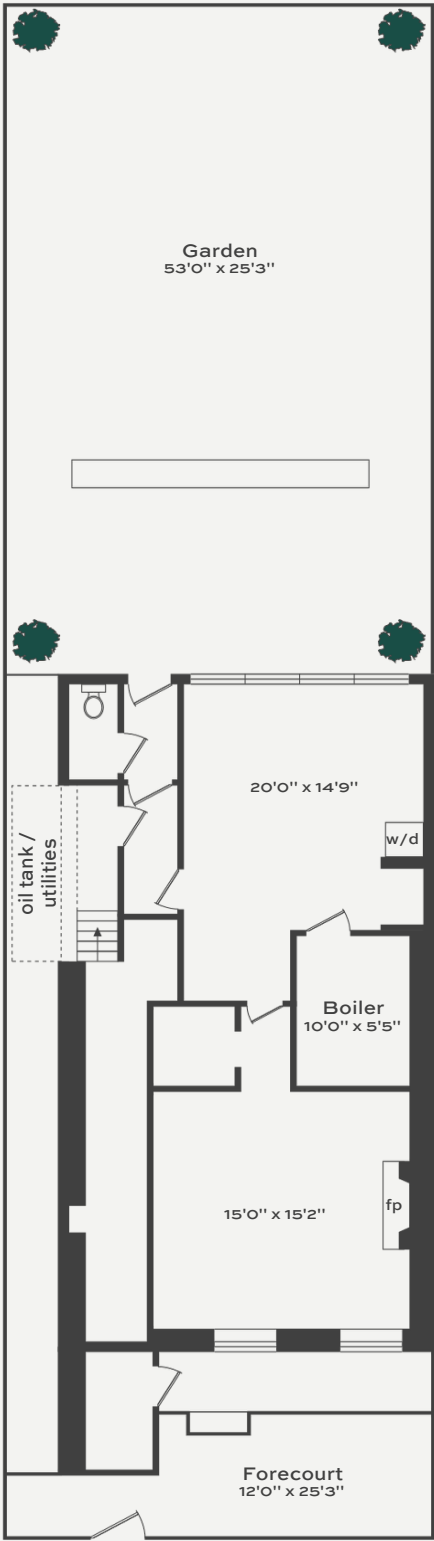


RENDERED APPROVED REAR FACADE

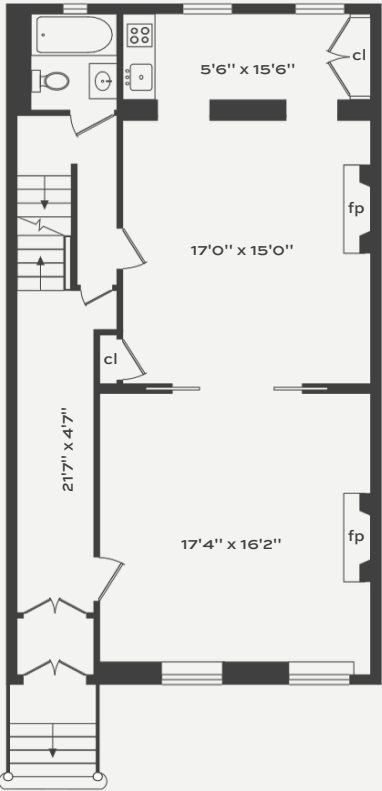




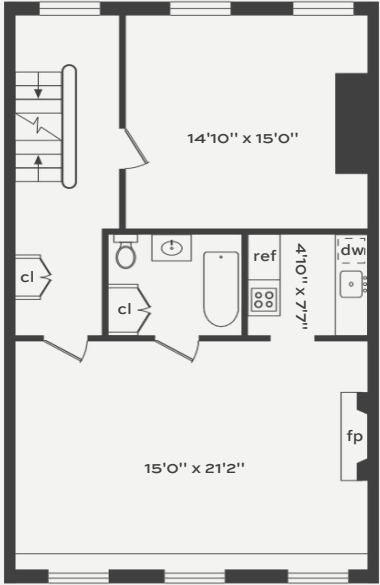
AS-IS FLOORPLAN



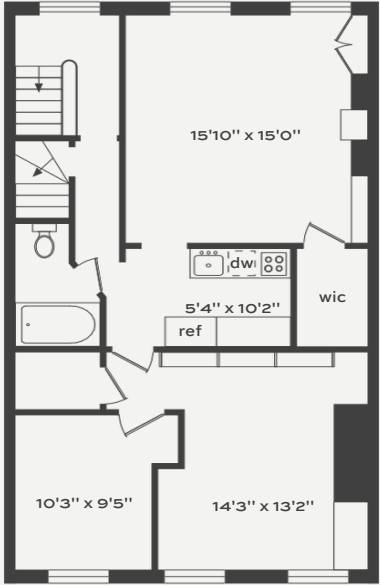
Garden Level



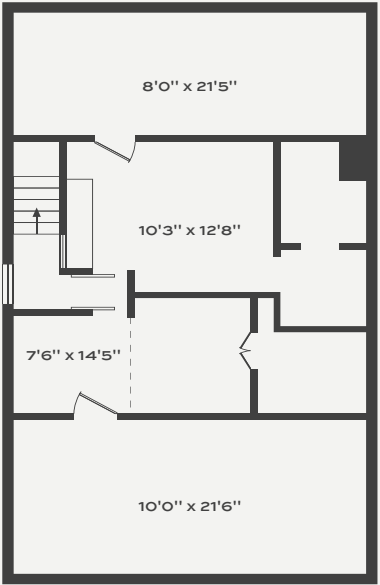
Parlor Level



Third Floor



Fourth Floor



Fifth Floor

APPROVED PLANS FLOORPLAN



# Sales & Advisory Team



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