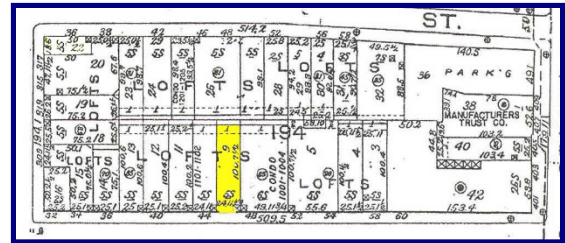


Outstanding Opportunity – TriBeCa Exclusive Listing

Great Cast Iron Building at 46 Walker Street- user or conversion opportunity



Tax Map (north side of Walker St. b/w Broadway & Church Street)



Retail – Approx. 16 ft. ceiling height and approx. 25 feet frontage



A unique opportunity to own a 25 foot elevated loft building in an excellent location in the heart of TriBeCa. Great for a user or investor. **The building has additional air rights for a penthouse (pls. check with your architect for details).** Approx. 16 foot ceiling on the retail floor and approx. 13+ foot ceilings on floors 2 through 5. **Top floor will be delivered vacant. Floors 2-4 are RS and 5th Fl. is Free Market. Retail pays \$69,600 – Lease expires 3/2017.** Usable basement – most of it is currently used by the retail tenant. Quiet yet accessible location in north eastern Tribeca a few blocks south of bustling Soho. The property was built in the Italianate style, with a cast iron base and arched windows.

ASKING PRICE: Owner Requests Proposals

Nick Petkoff, President, Better Brokers, LLC

nick@betterbrokersllc.com

Tel. 212-769-9220

Block/Lot:	194/9	(Approx.)
Lot Size:	25 ft x 100 ft	(Approx.)
Lot SF:	2,490	(Approx.)
Building Size:	25 ft. x 93 ft. (Irregular)	(Approx.)
Stories:	5	(Approx.)
Building SF:	10,850	(Approx.)
Zoning:	C 6-2A/ LM (Landmarked)	
Air Rights SF:	Approx. 1,500 SF (check w architect)	
RE Taxes (14/15):	\$39,787	(Approx.)

Other Estimated Expenses: Insurance: \$10,000 Approx.; Misc. - \$10,000; Elevator: \$6,000 Approx.; Mgmt. \$6,000

The information contained herein has either been given to us by the owner of the property or obtained from sources that Better Brokers, LLC deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, 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.**