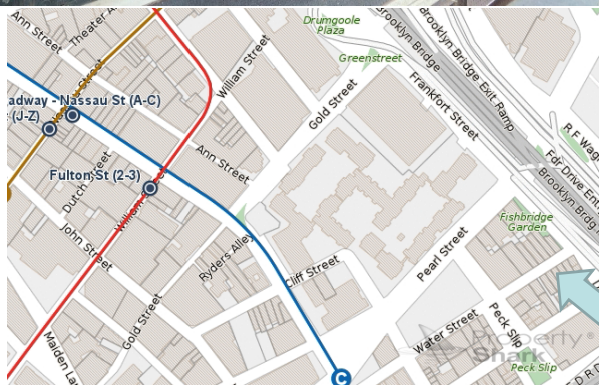
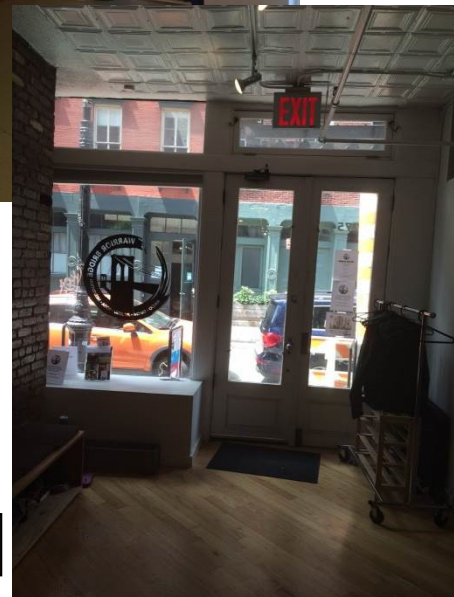


275 Water Street, NY 10038 Exclusive Listing

Outstanding User or Investor Office / Retail Opportunity in the Heart of Downtown (Approx. 1,350 RSF)



275 Water



Prime Office/ Retail Co-op for Sale in South Street Seaport Area

A great opportunity to own your own retail or office. Approximately 1,350 RSF in the picturesque South Street area, minutes away from the Financial District. Approx. 14 foot ceilings, 16+ feet of retail frontage! Very close to transportation – a few blocks from Fulton Street (2, 3, A, C, J & Z lines) as well as the NY Ferry Terminal and FDR. Co-Op Charges – Approx. 1,352 per month. Temp. 2016/17 Assessment - \$377. Current Income: \$57,288. Lease Expiration – 8/2017. Use restrictions – No food.

ASKING PRICE: \$1,175,000

Nick Petkoff, Exclusive Broker

Nick@betterbrokersllc.com

Tel. 212-769-9220;

Tel. 646-484-5545

Block/ Lot: 107/ 49
 Lot Size: 24.5' x 74' (Approximate)
 Lot SF: 1,813 (Approximate)
 Co-Op Size: 20' x 70' (Irr.) (Approximate)
 Co-Op Charges: \$16,224 (Approximate)
 Temp. Assessment: \$4,524 (Approximate)
 C_O: Store, Workroom, Bicycle Storage

The information contained herein has either been given to us by the owner of the property or obtained from sources that we 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 HEREIN.