

# Outstanding Retail Opportunity in the Heart of TriBeCa



## Prime Corner Retail Condo for Sale

Fantastic opportunity to own an exquisite corner retail condo on Duane Park in the heart of TriBeCa. Home to J.Crew's flagship men's store, The Ludlow Shop, this 2,100 RSF retail is perfect for an investor looking to own one of the finest addresses in this upscale neighborhood. Surrounded by premier restaurants including Bouley and designer clothing stores like Issaeye Miyake and Calypso. This is a rare combination of luxury, location and income. With approx.110 feet of wrap around frontage, this is a once in a lifetime chance to own a piece of this magnificent trophy building.

**NEW ASKING PRICE: \$6,950,000**

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Block/ Lot:	144/ TBD	(Approx.)
Building Size:	59'8" x 113'7" (Irregular)	(Approx.)
Condo SF:	2,100 RSF	(Approx.)
Taxes (17/18):	\$27,844 (Estimated)	(Approx.)
Condo Charges:	\$17,440 (Estimated)	(Approx.)
Historic District:	Tribeca West	

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.**