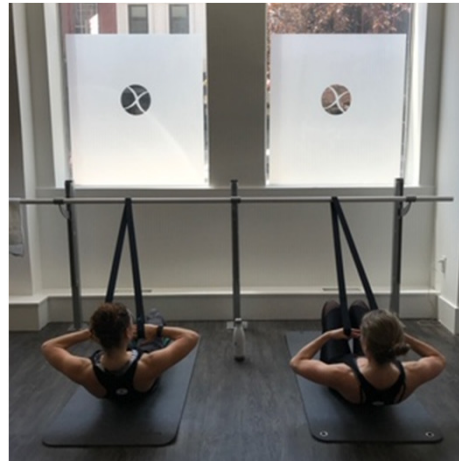
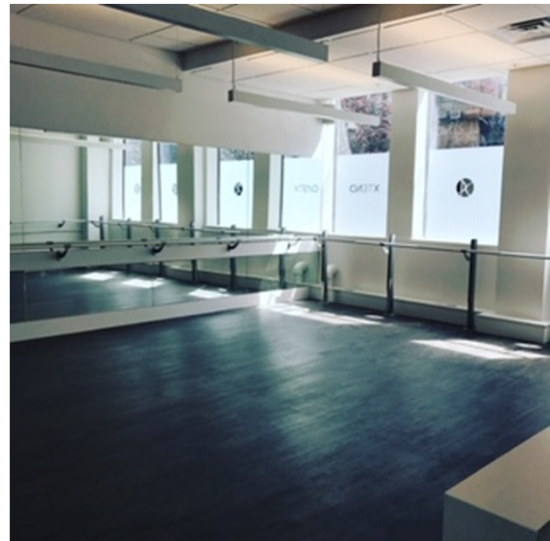


Outstanding Retail Opportunity in the Heart of TriBeCa

Retail Co-op at 80 Warren Street for Sale or Lease



Prime Retail Co-op for Sale or Lease

Fantastic opportunity to own an exquisite retail co-op in the heart of TriBeCa. Home to Xtend Barre, this approx. **1,755 SF retail** is perfect for an user or an investor looking to own one of the finest addresses in this upscale neighborhood. Warren Street boasts tenants like Blue Mercury, Whole Foods, B&N and a combination of cool restaurants and bars. **Approx. 30 feet of frontage and high ceilings.**

ASKING PRICE: \$2,850,000

Anya Levitov, anya@verusnyc.com

Nick Petkoff, Exclusive Broker

Tel. 212-769-9220

nick@betterbrokersllc.com

Block/ Lot: 137/ 5 (Approx.)

Building Size: 124' x 96 (Irregular) (Approx.)

Co-op SF: 1,755 SF (Approx.)

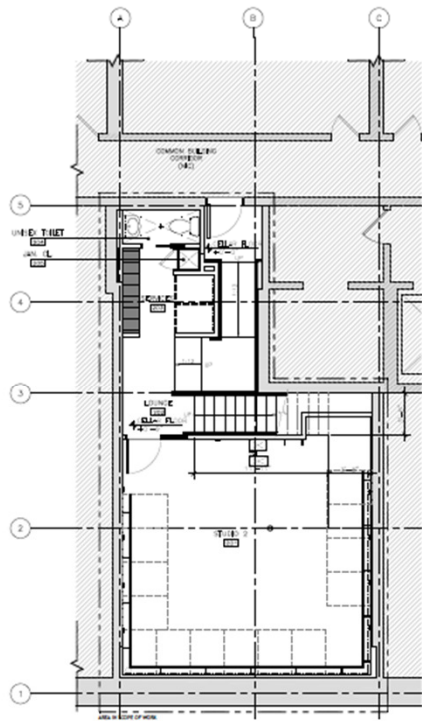
1,000 sf on street level & 755 sf on LL (Approx.)

Com. Charges: \$27,486 (Estimated) (Approx.)

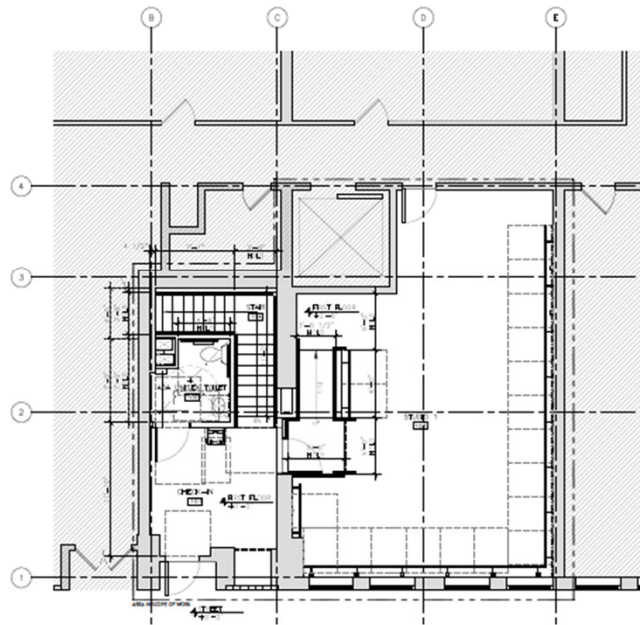
Restrictions: No food; Add'l restrictions- see book

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.**

80 Warren Street Floor Plans



CELLAR TEST FIT PLAN (SCALE: 1/4" = 1'-0")



FIRST FLOOR TEST FIT PLAN (SCALE: 1/4" = 1'-0")

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