

Outstanding Opportunity – TriBeCa Exclusive Listing

246 West Broadway, Great Mixed Use Office & Retail Building for Sale



246 West Broadway – retail/ office and residential use building overlooking TriBeCa Park



| Estimated Expenses | Notes | Annual |
|--|-----------|--------------------|
| RE Taxes | | \$39,380 |
| Super | Part-Time | \$1,200 |
| Accounting | | \$800 |
| Insurance | | \$2,300 |
| Misc. (W&S, Electric - common areas, etc.) | | \$2,000 |
| Total Est. Expenses | | \$45,680 |
| Current Income: | | Pls provide |

A terrific building in one of the best locations in TriBeCa. The building will be delivered partially vacant and has additional air rights (pls. check with your architect for details). Quiet yet accessible location in north eastern Tribeca. The property is perfect for a retail/ office or owner user who needs flexible space. Floors 3 & 4 can be residential as per the Certificate of Occupancy. One of the most exciting locations in TriBeCa – across from Todd Snyder and a short distance from James Perse and the Rag & Bone store. Residential prices on the street exceed \$2,700 psf. High end restaurants in the immediate vicinity abound. Frenchette at 241 West Bway and Paper Source at 211 West Bway – in 2018, and Rag & Bone at 228 West Bway in 2016.

DRAFT
Asking Price: TBD

Block/ Lot: 190/ 43
 Lot Size: 16 ft x 40 ft (Irregular) (Approx.)
 Lot SF: 640 (Approx.)
 Building Size: 16 ft. x 40 ft. (Irregular) (Approx.)
 Stories: 4
 Building SF: 2,350 (Approx.)
 Zoning: C 6-2A/
 Air Rights SF: Approx. 500 SF (check w architect)
 RE Taxes (24/25): **\$39,380** (Approx.)

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.**