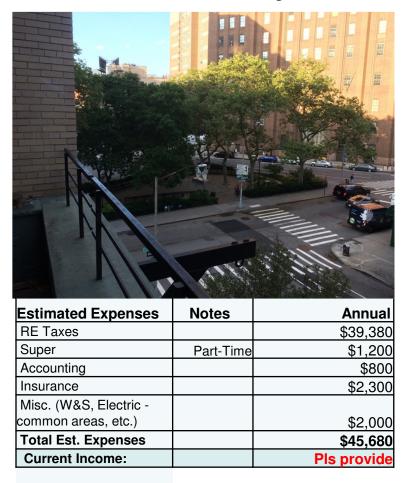# Outstanding Opportunity – TriBeCa Exclusive Listing
246 West Broadway, Great Mixed Use Office & Retail Building for Sale

**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.)