

Exclusive Listing: Exceptional Townhouse/ Condo Conversion for Sale

111 Reade Street, Tribeca, NY 10013



111 Reade Street offers the opportunity to acquire a spectacular 25 foot wide property right off of West Broadway in TriBeCA. The property has been thoroughly renovated and benefits from 12+ foot ceilings, great light, an elevator and large windows looking north and south).

It has amazing roof views to the WTC and also to North TriBeCa. Steps away from the most travelled retail corridor (West Broadway and Chambers Street). Famous restaurants and retailers in the immediate area abound. An excellent project for a user who would enjoy great income from unoccupied floors or developer. The Certificate of Occupancy for the building is already Residential, except for the ground floor.

The building can be delivered vacant at closing except for the ground retail floor, which pays \$13,538 a month (\$162,450 annually) and has a lease until April, 2020. The owner may also elect to lease the upper floor apartments – expected rents from the four upper floors are 480,000 a year. Total Projected Income – Approx. \$642,450. Great for investor, user who likes income producing building or a condo converter.

ASKING PRICE: \$16,500,000

For additional information:
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Exclusive Broker
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Block/ Lot:	145 - 16	
Lot Size:	25 ft x 75.25 ft	(Approx.; Irr.)
Lot SF:	1,880	(Approx.; Irr.)
Building Size:	25 ft. x 70 ft.	(Approx.; Irr.)
Stories:	5	
Building SF:	8,800 plus LL (1,800)	(Approx.)
Zoning:	C 6-3A	
Air Rights:	5,420 Pls. check with your Architect	(Approx.)
Taxes(17/18):	\$51,117	(Approx.)
Hist. District:	TriBeCa South & TMU	

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.