

# Great Investor or User Opportunity

## 177 West Broadway, Tribeca, NY 10013



### PROPERTY INFORMATION

Block/ Lot	176/ 16
Lot size	Approximate 22.2 ft x 59.3 ft
Retail Square Footage	Approximate 1,300 SF
Office SF	Approximately 2,400 SF
Total Gross Square Footage	Approximate 3,700 SF above grade and 700SF below
Units	3 (1 retail + 2 office)
Zoning	C6-2A (TMU)
FAR (Residential)	5
FAR (Commercial)	5
Air Rights	Yes
RE Taxes (22/23)	\$ 52,124

### THE OPPORTUNITY

The property is located between Worth and Leonard Street, around from NY Law School and within blocks of famous local stores and restaurants like Rag & Bone, Odeon, Franchette and a local Starbucks. The property is one block from the Franklin St subway (#1) and a few blocks from the Chambers Street subways (2, 3, A and C lines).

### THE PROPERTY

The property has a pet store as a retail tenant and two office tenants on the upper floors. All tenants are month to month. The property can be converted to a townhouse. The zoning allows for residential or office use on the upper floors. The air rights allow to build up to five floor area ratio (FAR) (please consult your architect).

**ASKING PRICE: \$4,700,000**

**For additional information:  
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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.