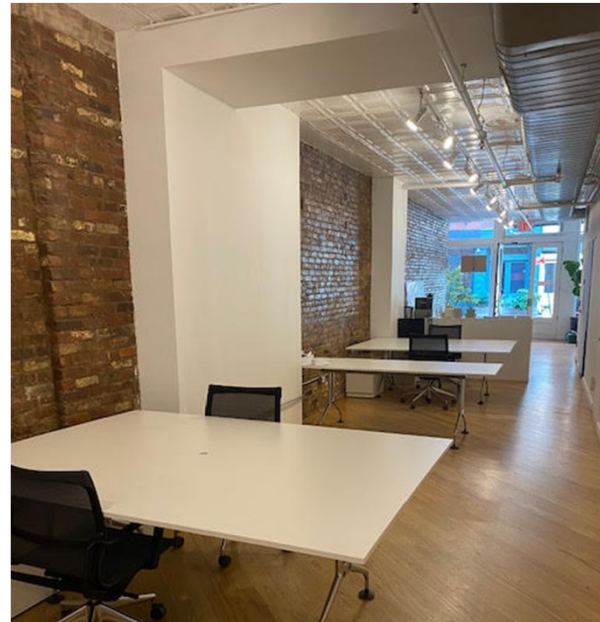


**275 Water Street, 1<sup>st</sup> Fl, NY 10038**  
**Outstanding Opportunity for User or Investor**  
**Office, Retail, Live/Work in the Heart of Downtown – 1,100 sq. ft**



**275 Water**



**Prime Office/ Retail Co-op for Sale in the South Street Seaport**

A great opportunity to own your own office or retail. Ideal for Live/ Work (check with your architect). Washer/ Dryer in the hallway. Approximately 1,100 SF in the picturesque South Street area, minutes away from the Financial District.

Very close to transportation at Fulton Street (2, 3, A, C, J & Z lines).

**Co-Op Charges – \$1,735/month. 10 foot ceilings, 16+ feet of retail frontage.**

**ASKING PRICE: \$995,000**

Nick Petkoff, Exclusive Broker

Nick@betterbrokersllc.com

Tel. 212-769-9220

Block/ Lot: 107/ 49

Lot SF: 1,813 (Approximate)

Co-Op Size: 20' x 70' (Irr.) (Approximate)

Co-Op SF: 1,100 (Approximate)

Co-Op Charges: \$20,820 (Approximate)

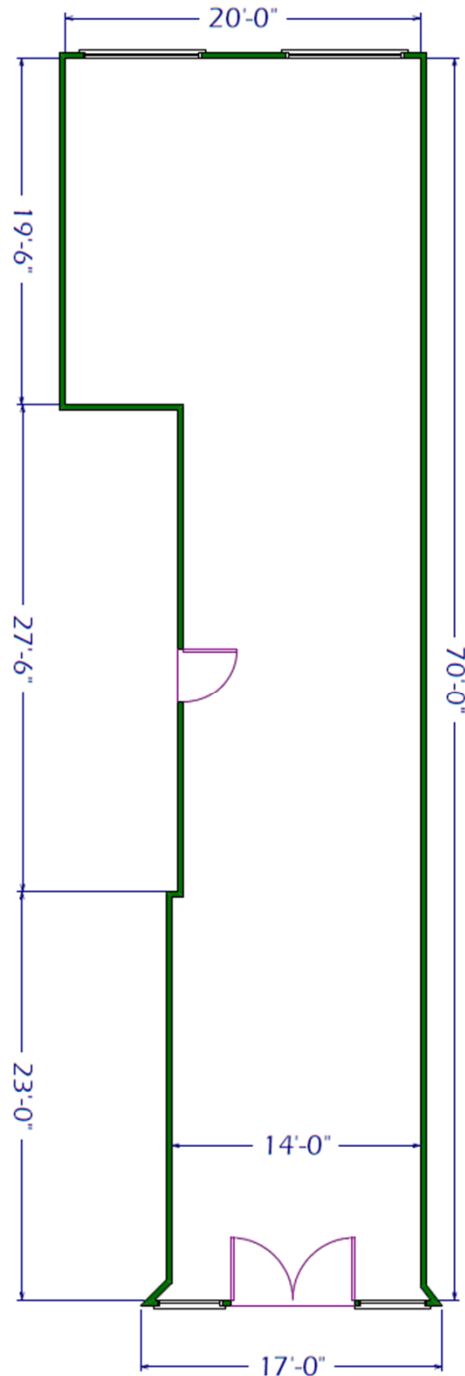
C\_O: Store, Workroom, Bicycle Storage

Use restrictions – No food.

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.

# 275 Water Street, 1<sup>st</sup> Fl, NY 10038

## Floor Plan



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