

74
FRANKLIN
STREET

74 FRANKLIN STREET NEW YORK NY 10013

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EXECUTIVE SUMMARY

Executive Summary

Cushman & Wakefield has been exclusively retained to arrange the sale of 74 Franklin Street, a mixed-use residential free market building located on the north side of Franklin Street between Broadway and Church Street in the TriBeCa neighborhood of Manhattan.

The property spans approximately 9,796 gross square feet above-grade and features 4 residential free-market units above retail. In addition, 74 Franklin has ±5,958 square feet of unused air rights, permitting the opportunity for future development or a possible expansion of the building. Currently, the property is 100% occupied with buyers having access to both immediate cash flow and long-term upside with the ability to potentially add more units and square footage.

Originally built in 1915, 74 Franklin Street reflects Tribeca’s iconic architectural character, featuring a cast-iron façade, exposed brick, and loft-style layouts containing 17-foot ceiling heights that define the neighborhood’s historic streetscape. Since then, the property has recently undergone significant renovations, which feature high-end residential finishes and luxury appliances, including chef-style kitchens, Wiele & Wolf appliances, central A/C, spa-style bathrooms, walk-in closets, oak flooring, and private roof decks.

The retail space has been meticulously white-boxed and is currently occupied by the renowned art gallery, Chart, which holds a lease in place through January 2029.

74 Franklin Street is strategically located in TriBeCa, one of New York City’s most coveted neighborhoods, celebrated for its cobblestone streets, historic architecture, and upscale lifestyle. The area offers premier dining, boutique shopping, art galleries, and access to Hudson River Park, all within walking distance. With top-rated schools, convenient access to the 1, A/C/E, N/Q/R/W, and 6 subway lines, and a vibrant yet residential atmosphere, TriBeCa remains a highly desirable destination for residents and investors alike.

Asking Price
\$13,500,000

Property Highlights



Condo-Level Renovations



4 Residential Free Market Units (One 4-bedroom, Two 3-bedroom, One studio)



17' Ceiling Heights



High End Amenities (Chef’s Kitchens, Miele & Wolf Appliances, Spa-Level Bathrooms, Roof Decks)



1 Commercial Unit (LXD January 2029)



Prime TriBeCa Location (between Broadway & Church Street)



74
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PROPERTY DESCRIPTION



PROPERTY INFORMATION

Property information

Address:	74 Franklin Street New York, NY 10013
Block & Lot:	175 - 2
Lot Dimensions:	26.21' x 100'
Lot SF:	2,621 SF (approx.)

Building information

Property Type:	Mixed-Use Residential Walkup
Building Dimensions:	26' x 100'
Stories:	5
Above Grade Gross SF:	9,796 SF (approx.)
Residential Units:	4
Commercial Units:	1
Total Units:	5

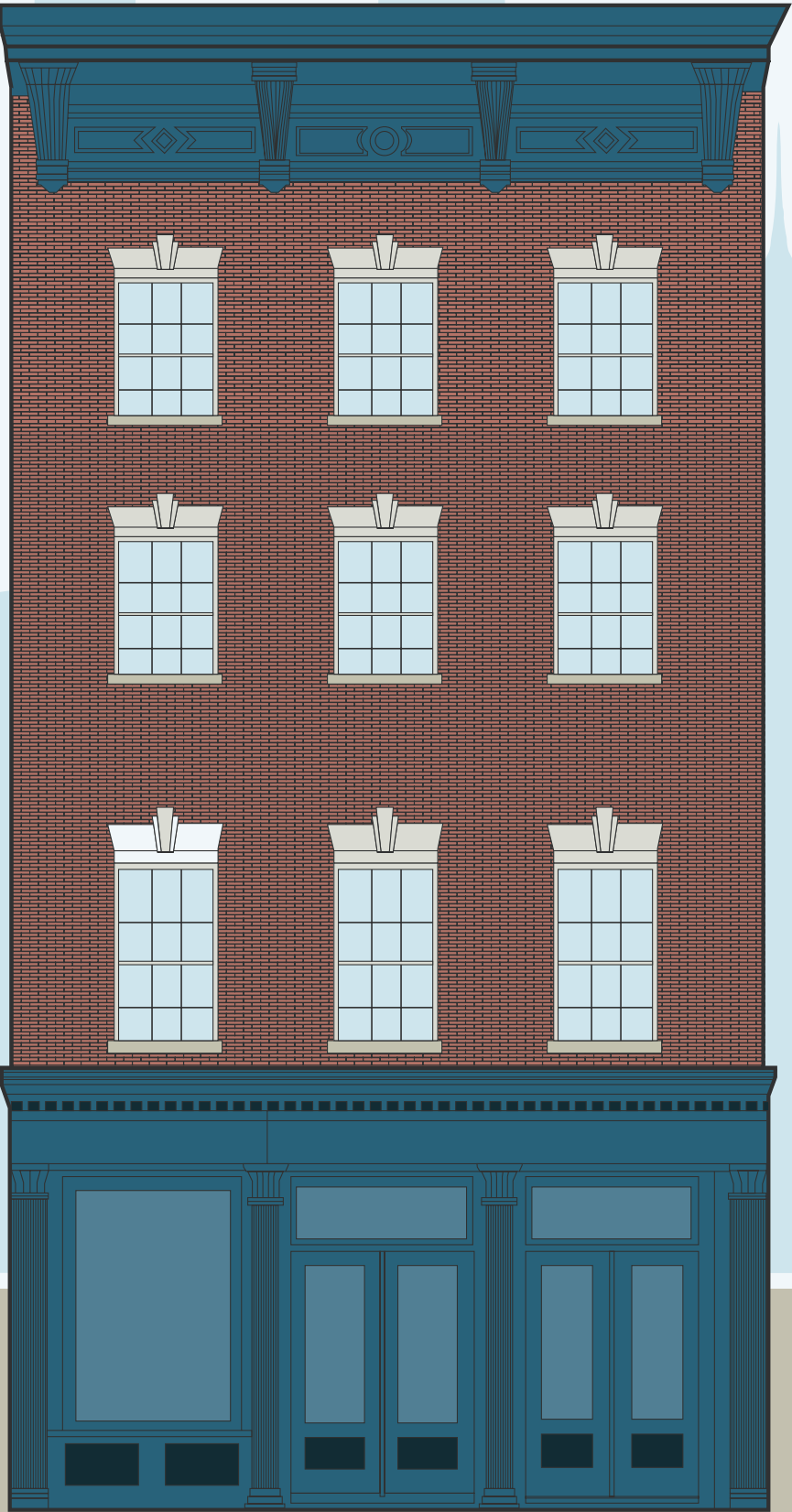
Zoning information

Zoning:	C6-2A
Historic District:	TriBeCa East Historic District
Residential FAR (As-of-Right):	6.02
Total Buildable SF (As-of-Right):	15,754 SF (approx.)
Less Existing Structure:	9,796 SF (approx.)
Available Air Rights (As-of-Right):	5,958 SF (approx.)

NYC Financial information (25/26)

Total Assessment:	\$1,442,669
Annual Property Tax:	\$180,334
Tax Class:	2A

STACKING PLAN



5TH FLOOR
RESIDENTIAL (FM)

4TH FLOOR
RESIDENTIAL (FM)

3RD FLOOR
RESIDENTIAL (FM)

2ND FLOOR
RESIDENTIAL (FM)

RETAIL
(RETAIL GALLERY)

REVENUE & EXPENSES

REVENUE

Unit	Bedroom	Status	NSF	Lease Exp.	Monthly Base Rent	Concessions	Net Monthly	Annual	Reimbursement	Total Annual Revenue
Retail	ChART Gallery	Commercial	2,170	Jan-29	\$23,881	\$-	\$23,881	\$286,572	\$617	\$287,189
1	3BR	FM	1,658	Aug-25	\$14,350	\$-	\$14,350	\$172,200		\$172,200
2	1BR + Den	FM	1,020	Jul-26	\$8,000	\$-	\$8,000	\$96,000		\$96,000
3	3BR	FM	1,785	Aug-25	\$15,400	\$-	\$15,400	\$184,800		\$184,800
4	4BR	FM	2,921	May-26	\$17,500	\$1,500	\$16,000	\$192,000		\$192,000
Other Revenue					\$263	\$-	\$263	\$3,158		\$3,158
Total:			9,554		\$79,394		\$77,894	\$934,730	\$617	\$935,347
*All square footages are approximate										
Total Gross Annual Revenue:										\$935,347

Residential Revenue	SF	Annual Income
Gross Annual Income	7,384	\$645,000
Less General Vacancy / Credit Loss (3.0%)		\$19,369
Effective Gross Annual Income	7,384	\$626,248

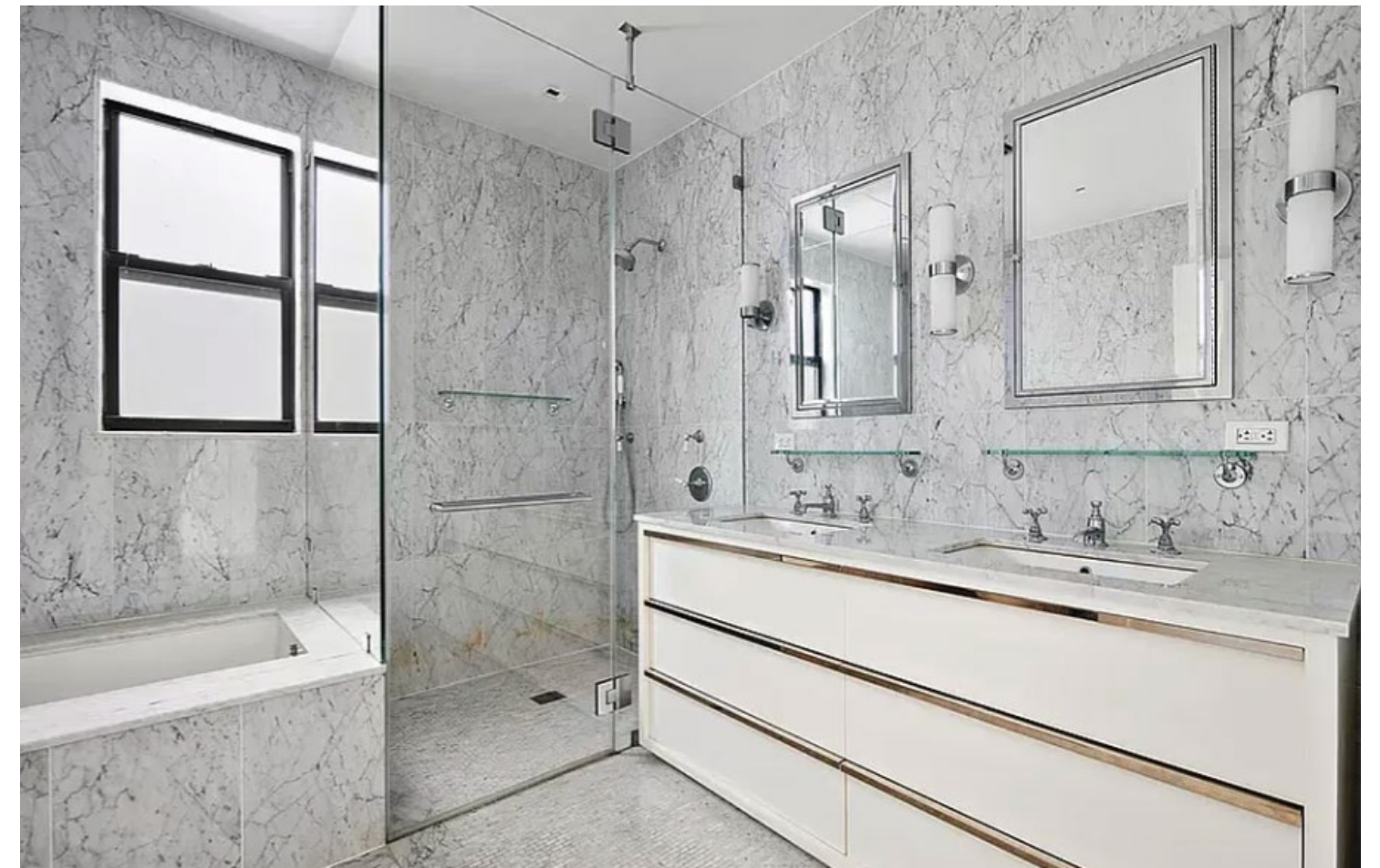
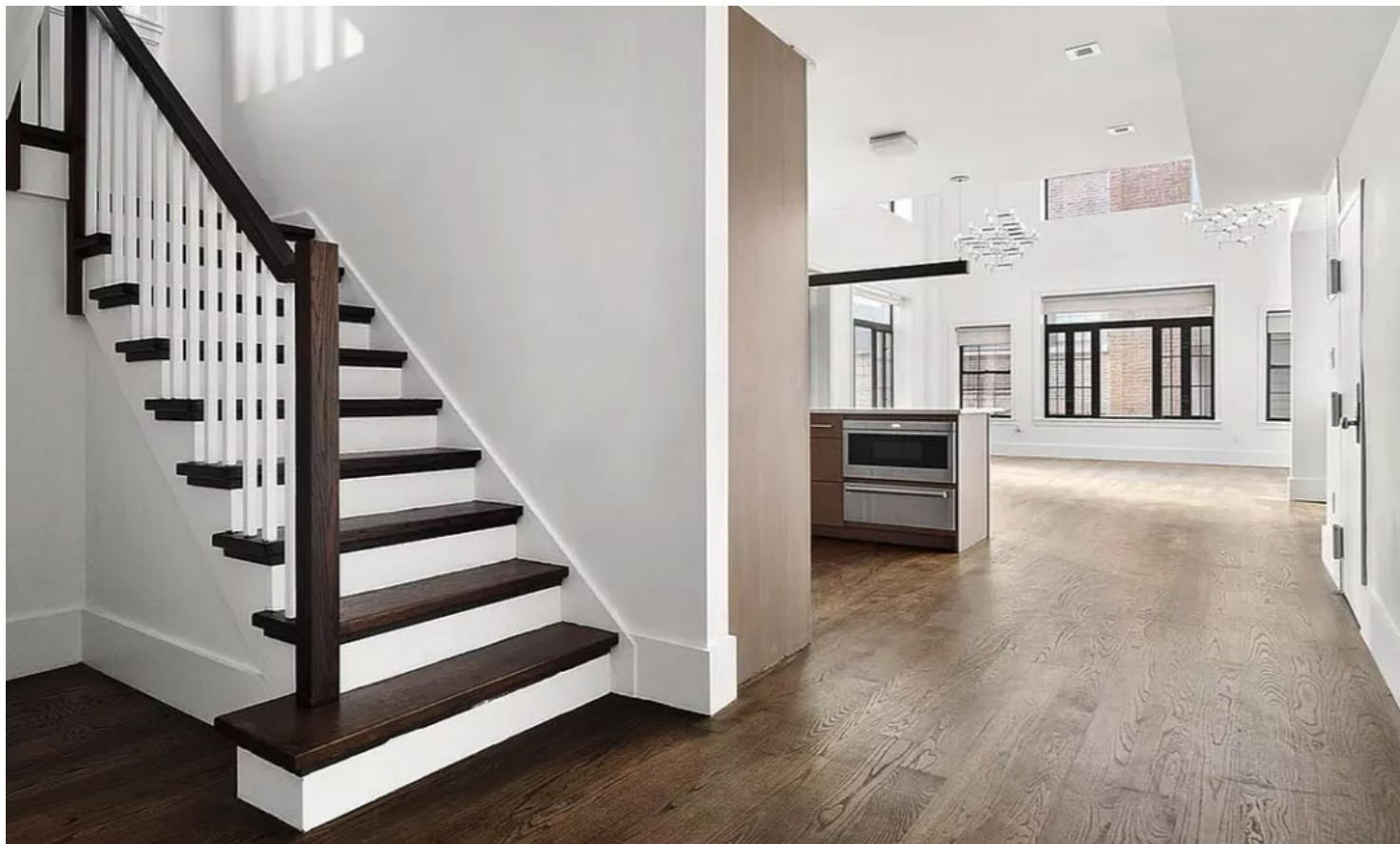
Commercial Revenue	SF	Annual Income
Gross Annual Income	2,170	\$286,572
Reimbursements		\$617
Less General Vacancy / Credit Loss (3.0%)		\$8,597
Effective Gross Annual Income	2,170	\$278,592

Other Revenue	Annual Income	
Gross Annual Income	\$3,158	
Total Effective Gross Annual Income	9,554	\$907,998

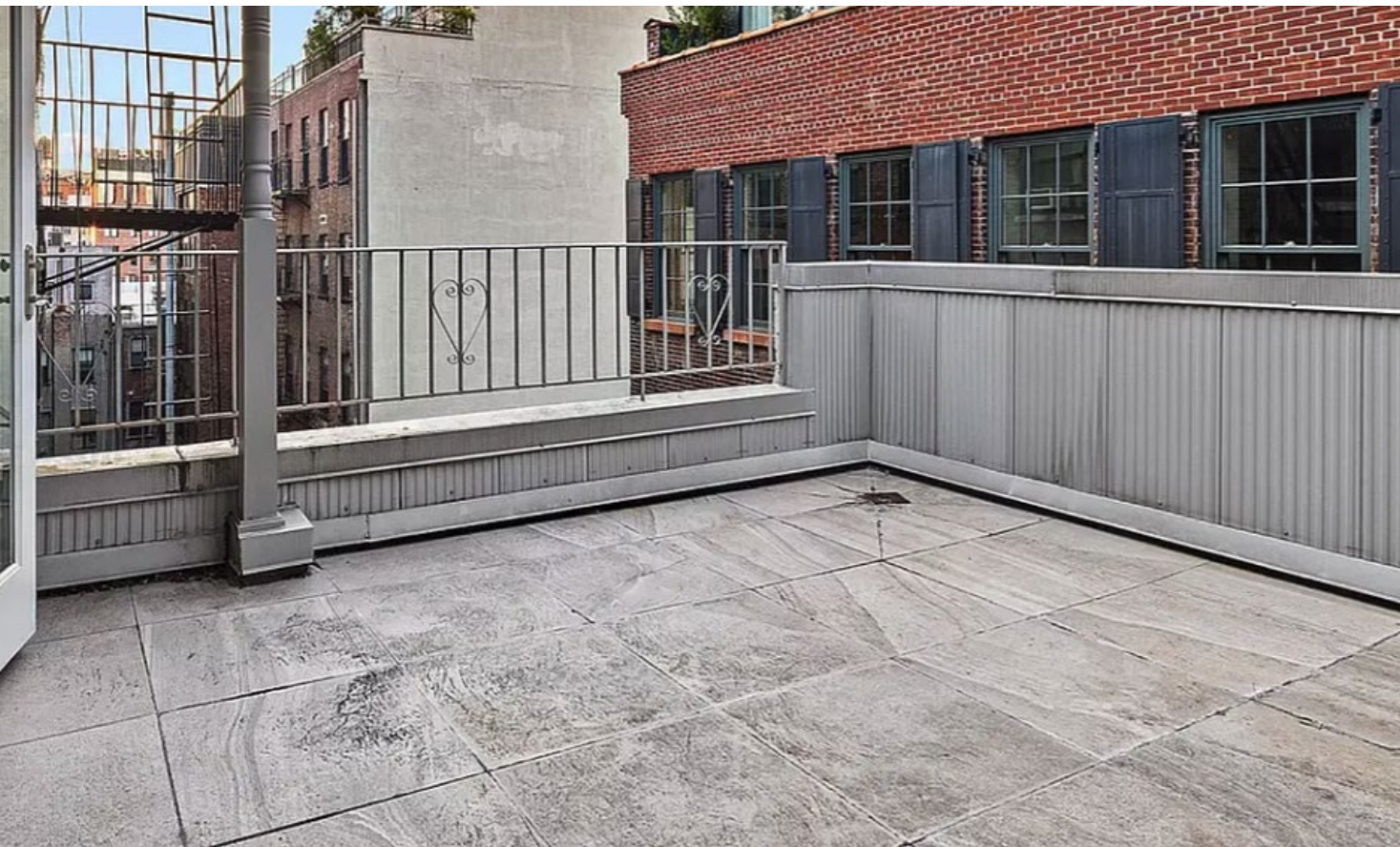
EXPENSES

Type		% of EGI	\$ / SF	
Property Taxes	Actual	19.86%	\$18.41	\$180,334
Insurance	Actual	2.46%	\$2.28	\$22,379
Water and Sewer	Tenant Pays	0.00%	\$0.00	\$-
Utilities	Actual	1.13%	\$1.04	\$10,233
Repairs & Maintenance	Actual	0.88%	\$0.82	\$8,000
Payroll	Actual	0.94%	\$0.87	\$8,500
Management Fee	3.0% / EGI	3.00%	\$2.78	\$27,240
Total Expenses		28.27%	\$26.20	\$256,686
Net Operating Income				\$651,313

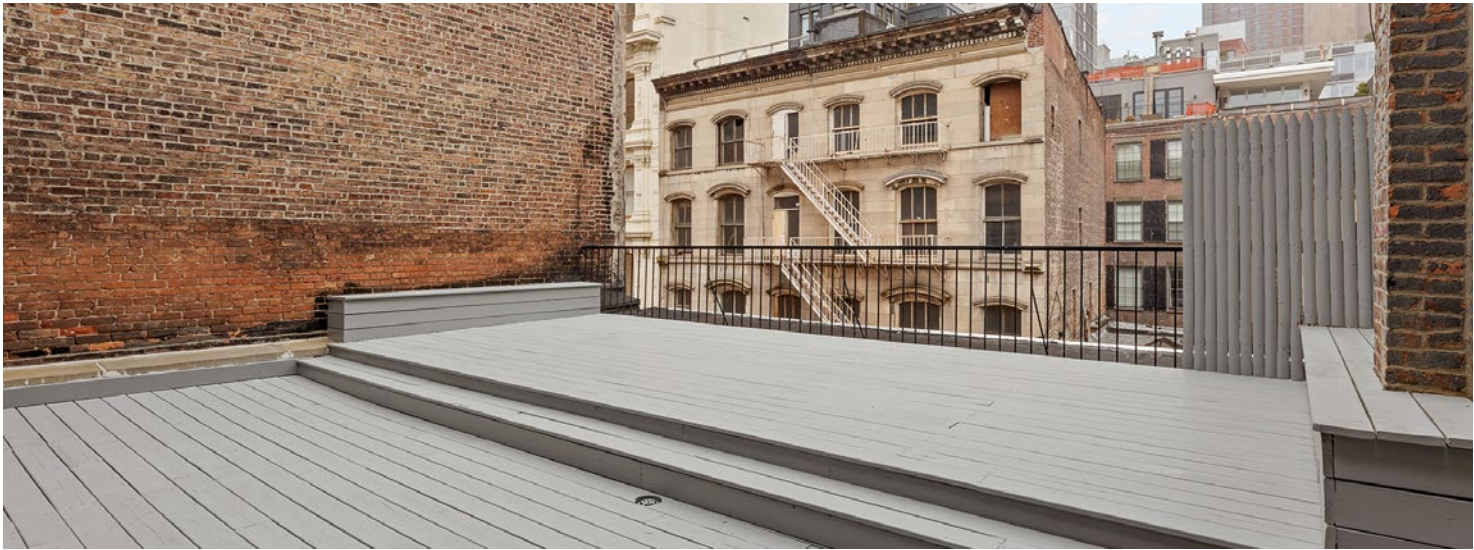
PROPERTY PHOTOS



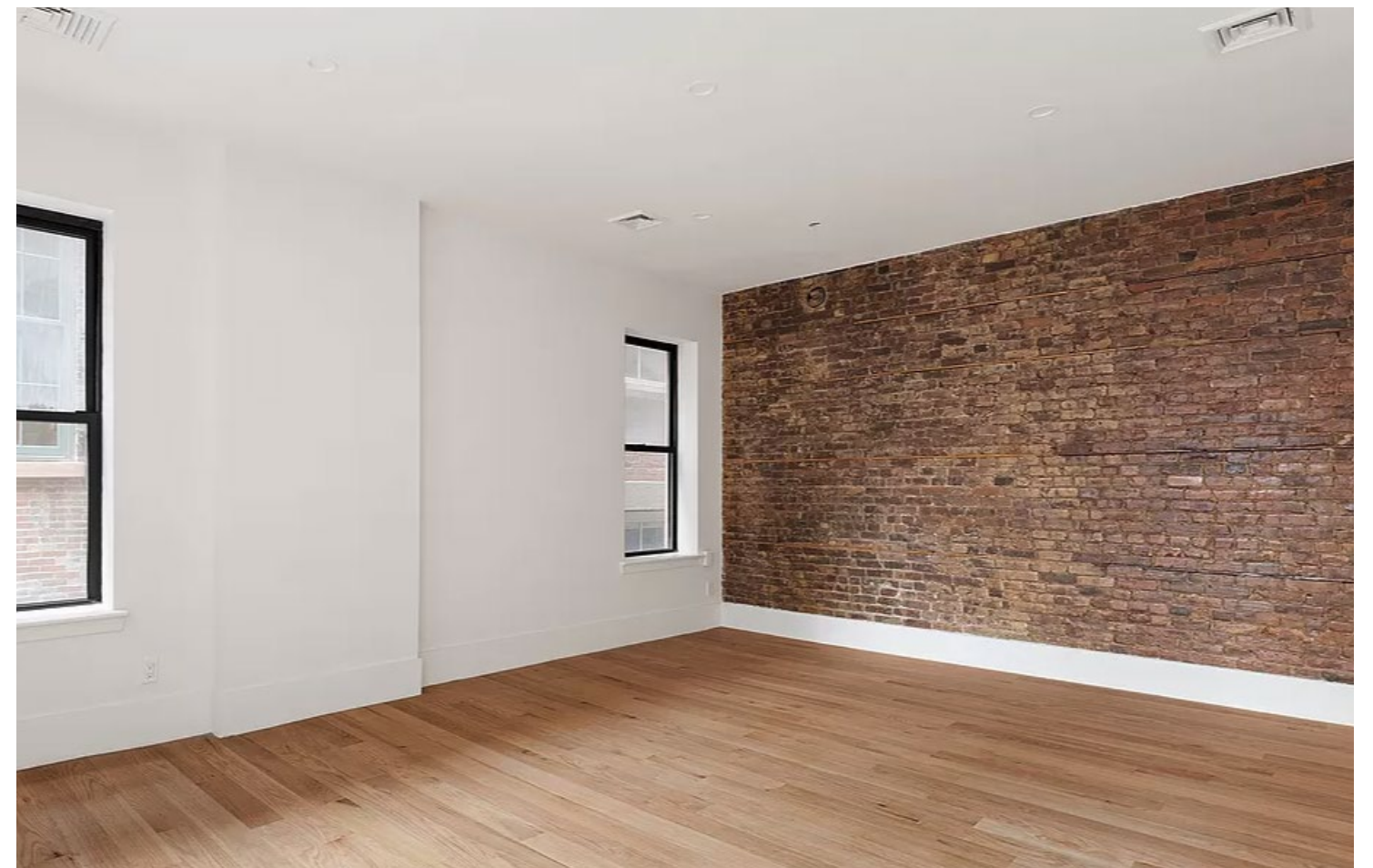
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



TAX MAP



LEASE ABSTRACT

Property information

Property Address:	74 Franklin Street		
Unit Number/Designation:	Retail		
Tenant:	chART		
Ground Floor Net Area:	2,170 SF	Demolition Clause:	None
Floors:	Ground floor	Is there a Good Guy Guranty?	No
Start Date:	2/1/2019		
Expiration Date:	1/31/2029	Monthly Base Rent:	\$20,000
Renewal Options:	N/A	Annual Increases:	3.00%

Utility Reimbursement

Water/Sewer:	100% reimbursed
Electric:	Directly Metered
Heating/Cooling:	Directly Metered
Tenant Repairs:	Tenant Pays
Insurance:	Tenant has their own insurance


Tenant Rent Schedule

Years	Start Date	End Date	Monthly Rent	Annual Rent
1	Feb-19	Jan-20	\$20,000	\$240,000
2	Feb-20	Jan-21	\$20,600	\$247,200
3	Feb-21	Jan-22	\$21,218	\$254,616
4	Feb-22	Jan-23	\$21,855	\$262,254
5	Feb-23	Jan-24	\$22,510	\$270,122
6	Feb-24	Jan-25	\$23,185	\$278,226
7	Feb-25	Jan-26	\$23,881	\$286,573
8	Feb-26	Jan-27	\$24,597	\$295,170
9	Feb-27	Jan-28	\$25,335	\$304,025
10	Feb-28	Jan-29	\$26,095	\$313,146

Real Estate Tax Reimbursement

Annual Taxes in Base Year	Current Annual Taxes	Increase Over the Base Year	Tenants Proportionate Share	Tenant Pays Per Year
2018/2019	2025/2026			
\$134,653	\$180,334	\$45,681	25%	\$11,420

TAX BILL




June 7, 2025
74 Franklin LP
74 Franklin St.
1-00175-0002
Page 2

Billing Summary		Amount
Total amount due by July 1, 2025, if you still have a mortgage		\$13.00
Total amount due by July 1, 2025, if you no longer have a mortgage		\$90,179.82
AMOUNT DUE BY JULY 1, 2025		\$90,179.82
The amount shown at the right includes the amount due this period plus your remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30. The amount shown includes a discount of \$901.67 that you would receive if you pay by July 1, 2025.		\$179,444.97

Your property details:
Estimated market value: \$5,700,000
Tax class: 2A - 4- to 6-Unit Residential Rental Bld

How we calculate your annual taxes:
Billable assessed value: \$1,442,669.00
times the current tax rate: x 12.5000%
Annual property tax: \$180,333.64

CERTIFICATE OF OCCUPANCY



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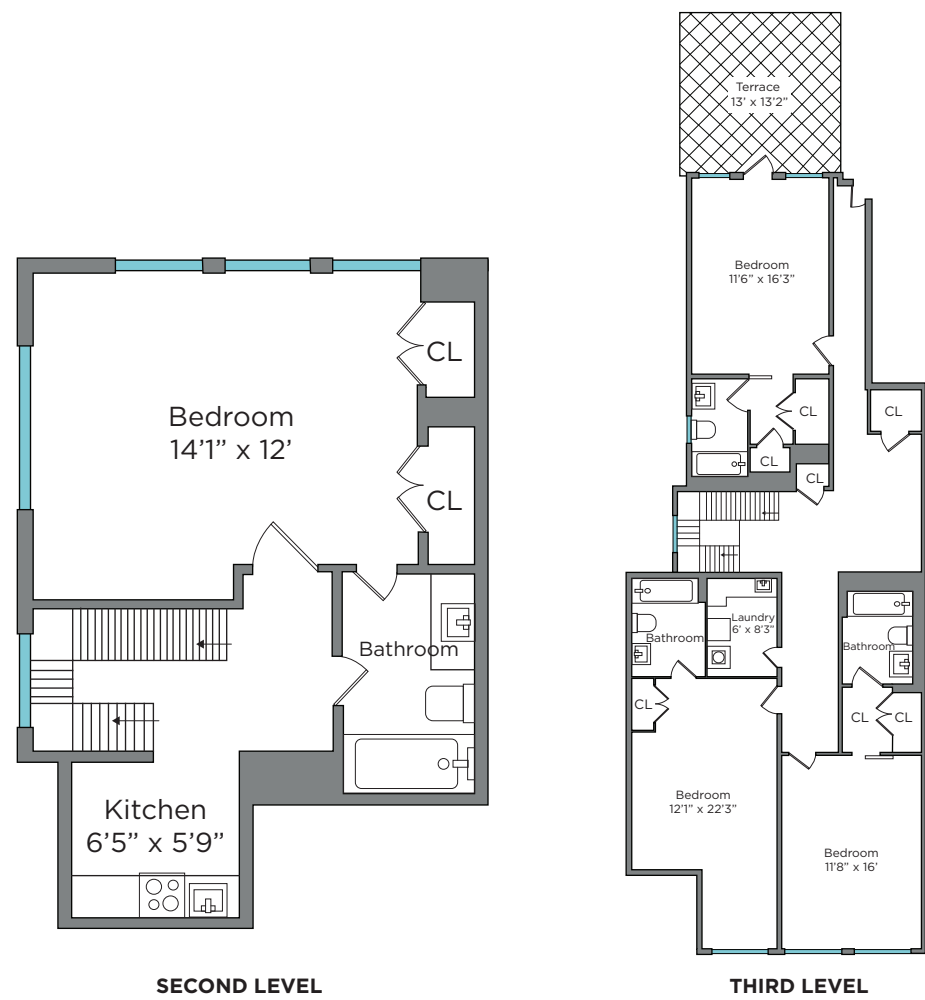
Certificate of Occupancy

CO Number: 122212499F

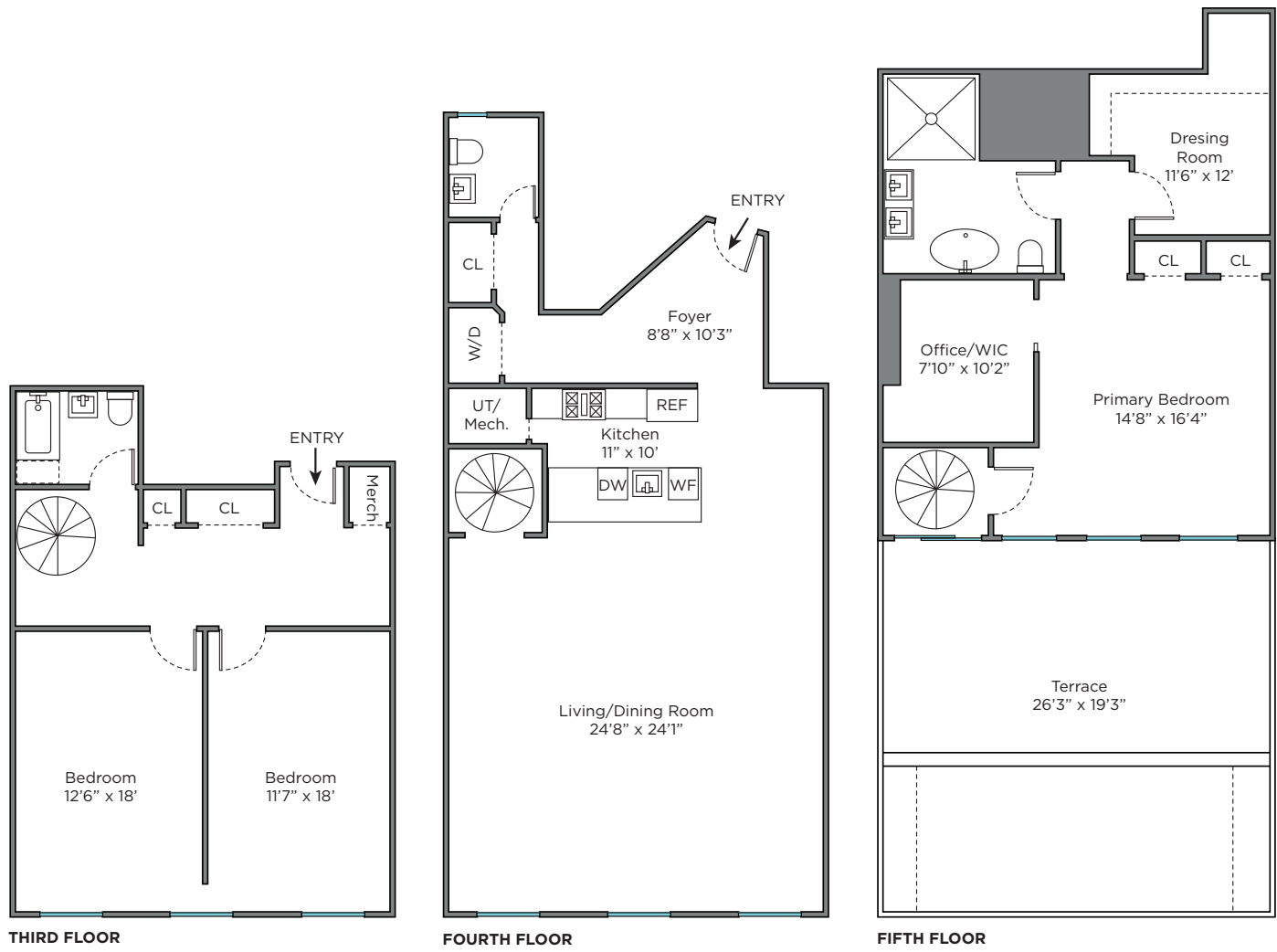
Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	46	OG	M		6	FURNITURE RETAIL AND SHOWROOM
001	53	200	M		6	FURNITURE RETAIL AND SHOWROOM
002		160	R-2	1	2	ONE (1) APARTMENT
003		160	R-2	1.5	2	ONE (1) APARTMENT AND ONE-HALF (1/2) APARTMENT
004		160	R-2	1	2	TWO ONE-HALF (1/2) APARTMENTS
005		40	R-2	.5	2	ONE-HALF (1/2) APARTMENT
END OF SECTION						

FLOOR PLANS

APARTMENT 4

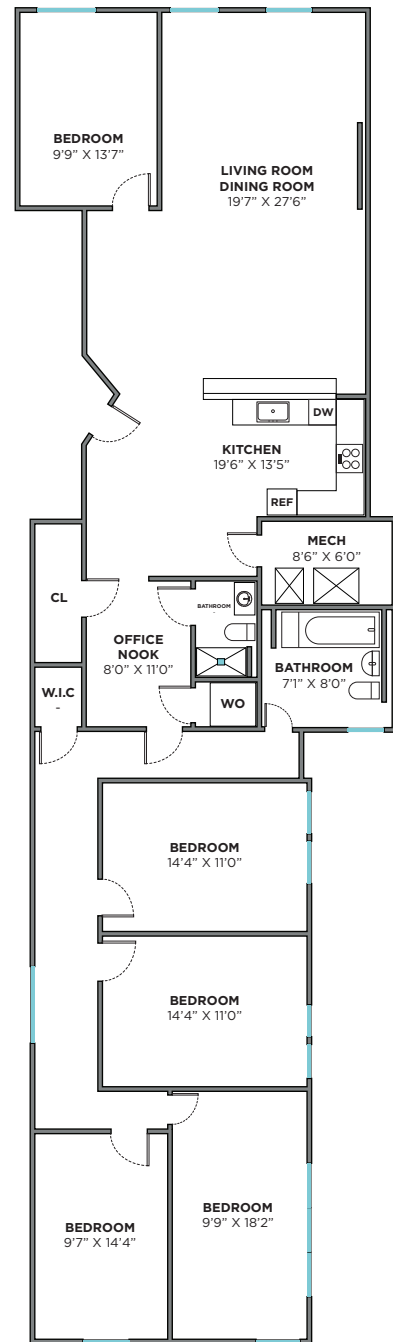


APARTMENT 3



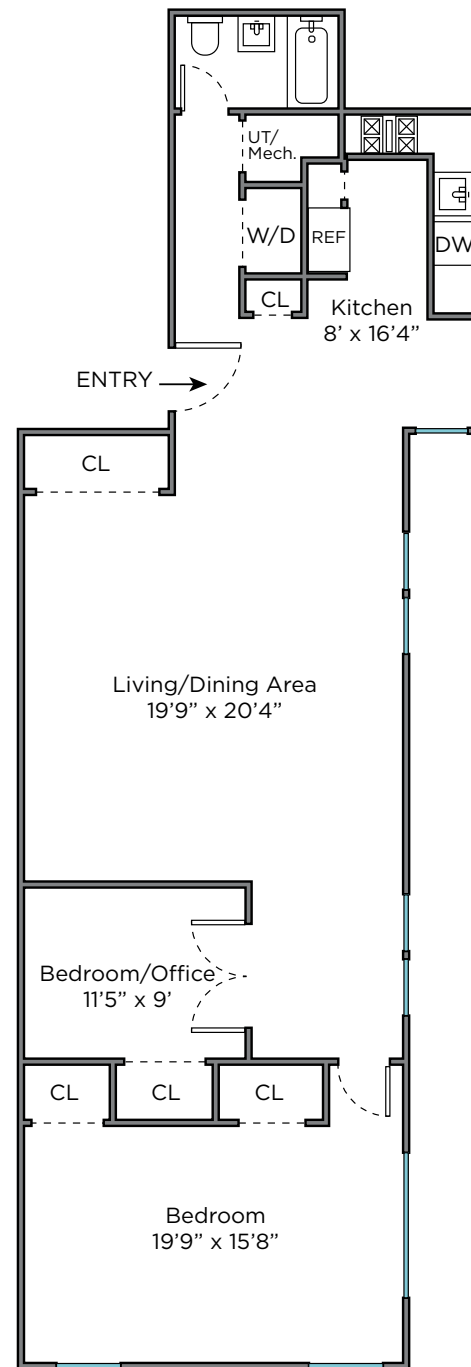
FLOOR PLANS

APARTMENT 1

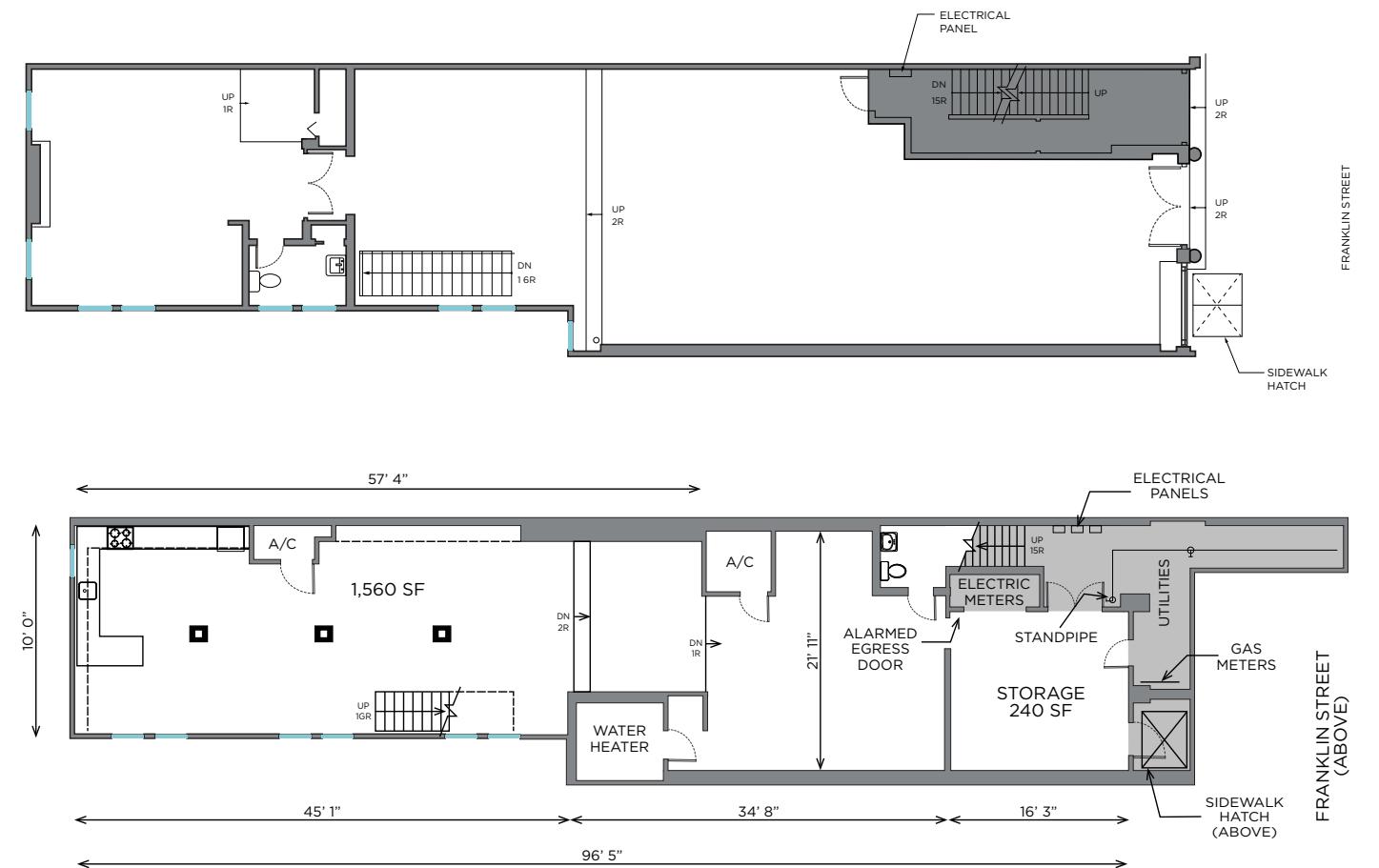


ALL MEASUREMENTS ARE APPROXIMATE

APARTMENT 2



COMMERCIAL





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**LOCATION
OVERVIEW**



TRIBECA OVERVIEW

TriBeCa (short for “Triangle Below Canal Street”) is an iconic Manhattan neighborhood celebrated for its historic industrial architecture, loft residences, and a refined yet creative ambiance. Once a 19th-century commercial and textile district, TriBeCa evolved into a premier residential enclave favored by artists, gallery owners, executives, and high-net-worth individuals. Its tree-lined streets, cobblestone accents, and converted castiron and warehouse buildings embody a blend of architectural heritage and modern elegance.

Dining and Entertainment

TriBeCa’s dining scene matches its upscale residential profile. Landmark institutions include The Odeon, a TriBeCa staple since the 1980s, still popular for refined yet approachable FrenchAmerican fare, and Frenchette, which has quickly become a mainstay for modern French dining. Other enduring favorites include One White Street, Bubby’s, Jungsik, Walker’s, and are complemented by cafes like Two Hands, Kaffe 1668, and Juice Press. Newer offerings include Michelin-starred l’Abeille, which has quickly become a foodie destination.

Retail & Shopping

While TriBeCa’s retail footprint is more curated and art-driven than highvolume, it features premium boutiques, gallery spaces, and lifestyle concepts. The neighborhood is anchored by curated retailers and specialty shops while maintaining convenient access to essential retailers. Retail leasing remains active, with strong rents reflecting the neighborhood’s affluent customer base and continued demand from luxury and lifestyle tenants.

Historic Architecture & Lifestyle

TriBeCa’s character stems from beautifully preserved 19th and early 20th-century buildings, including castiron and brick lofts, former warehouses, and elegant industrial conversions. High-profile condominium conversions such as 108 Leonard (The Clock Tower) underscore the neighborhood’s architectural prestige, while recent sales highlight ongoing demand for historic luxury residences. The neighborhood offers an urban yet residential ambiance with parks like Washington Market Park and community gardens. Its mix of quiet side streets and grand commercial corridors creates a lifestyle appealing to high-income professionals, creatives, and global residents.

Overall, TriBeCa’s combination of historic architecture, luxury conversions, thriving retail and office leasing, elite dining, and a distinctive cultural energy positions it as one of Manhattan’s most dynamic and desirable neighborhoods.

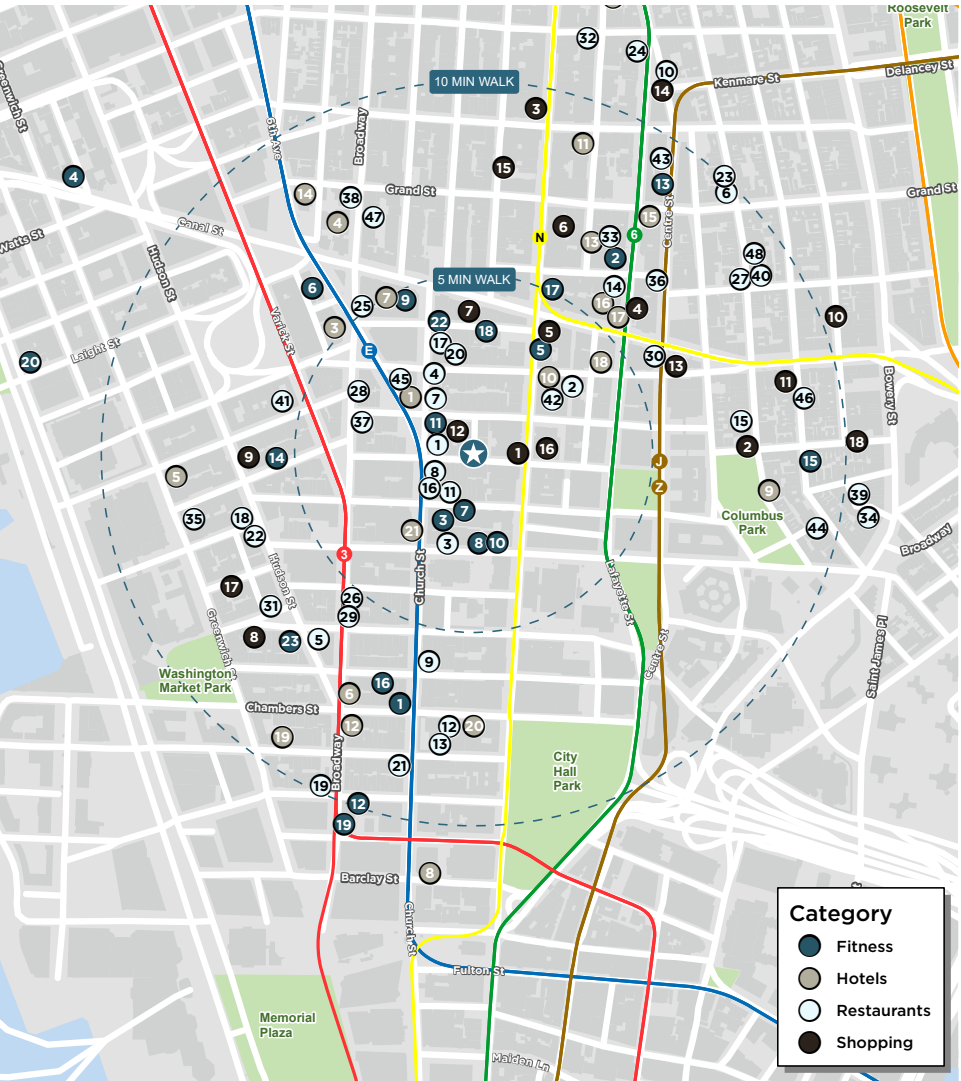
AREA AMENITIES

RESTAURANTS

- 1 Filé Gumbo Bar
- 2 Au Cheval
- 3 Atera
- 4 Anejo Tribeca
- 5 Marc Forgione
- 6 Gelso & Grand
- 7 Petrarca Cucina E Vino
- 8 Tara Kitchen - Tribeca New York
- 9 1803 Nyc
- 10 19 Cleveland
- 11 SHION 69 Leonard St
- 12 Artesano Peruvian Cuisine
- 13 Gran Morsi
- 14 Le Coucou
- 15 Bodhi Kosher Vegetarian Restaurant
- 16 Two Hands
- 17 Antique Garage Tribeca
- 18 Jungsik
- 19 GunBae Tribeca
- 20 Macao Trading Company
- 21 Los Tacos No. 1
- 22 Zutto Japanese American Pub
- 23 AMICI Ristorante
- 24 Jack's Wife Freda
- 25 Pepolino Restaurant
- 26 The Odeon
- 27 Da Gennaro
- 28 Frenchette
- 29 Tiny's & The Bar Upstairs
- 30 Spring Cafe
- 31 Scalini Fedeli
- 32 Balthazar
- 33 NOMO Kitchen
- 34 Tasty Hand - Pulled Noodles
- 35 American Cut Steakhouse Tribeca
- 36 The Tyger
- 37 Terra Wine Bar
- 38 A Pasta Bar
- 39 Chinese Tuxedo
- 40 Puglia Ristorante
- 41 Brandy Library
- 42 Mostrador NYC
- 43 Compagnie des Vins Surnaturels
- 44 Shanghai 21
- 45 The Django
- 46 Noodle Village
- 47 MAMO Restaurant
- 48 Paesano of Mulberry Street

FITNESS

- 1 Krav Maga Institute
- 2 Five Points Academy
- 3 Crunch Fitness - Tribeca
- 4 Dogpound
- 5 Hudson Boxing Gym
- 6 Barry's Tribeca
- 7 Shibumi Spa
- 8 SLT Tribeca
- 9 Planet Fitness
- 10 JDI Barbell TriBeCa
- 11 NYLO Fitness
- 12 Equinox Tribeca
- 13 Cordell Fitness
- 14 Action Black
- 15 Chinatown Flow
- 16 Mayweather Boxing & Fitness - TriBeca
- 17 Fitness Boot Camp
- 18 F.F.I.T. Life
- 19 Equinox Church Street
- 20 The Live Well Company Gym
- 21 New York
- 22 O-diesel Studio
- 23 Orangetheory Fitness Manhattan-TriBeca



HOTELS

- 1 The Roxy Hotel - New York
- 2 Crosby Street Hotel
- 3 Hilton Garden Inn New York/Tribeca
- 4 Soho Grand Hotel
- 5 The Greenwich Hotel
- 6 The Frederick Hotel
- 7 Sheraton Tribeca New York Hotel
- 8 Four Seasons Hotel
- 9 Hotel Mulberry
- 10 Walker Hotel Tribeca
- 11 The Broome Hotel New York
- 12 Smyth Tribeca
- 13 NOMO SOHO
- 14 Modernhaus SoHo
- 15 The Solita Soho Hotel, Ascend Hotel Collection
- 16 11 Howard
- 17 JG Sohotel
- 18 Best Western Plus Soho Hotel
- 19 Warren Street Hotel
- 20 Meeting Point Hostels Barcelona
- 21 Hotel Copy Center

SHOPPING

- 1 Jaxon James Couture Bridal
- 2 Lanterne Candle Lab
- 3 Proper Cloth
- 4 Nine Moons Piercing
- 5 Perfect Moving
- 6 Pearl River Mart
- 7 Canal Sound & Light
- 8 Lovely Bride
- 9 Cafe Atelier
- 10 Edcora Jewelry
- 11 senti senti
- 12 Church Street School for Music and Art
- 13 Magic Jewelry
- 14 Bleeker Digital Solutions
- 15 Keetsa Mattress - New York
- 16 Gillian Conroy
- 17 Floravere
- 18 Bayard's Hardware

TRANSPORTATION MAP



NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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