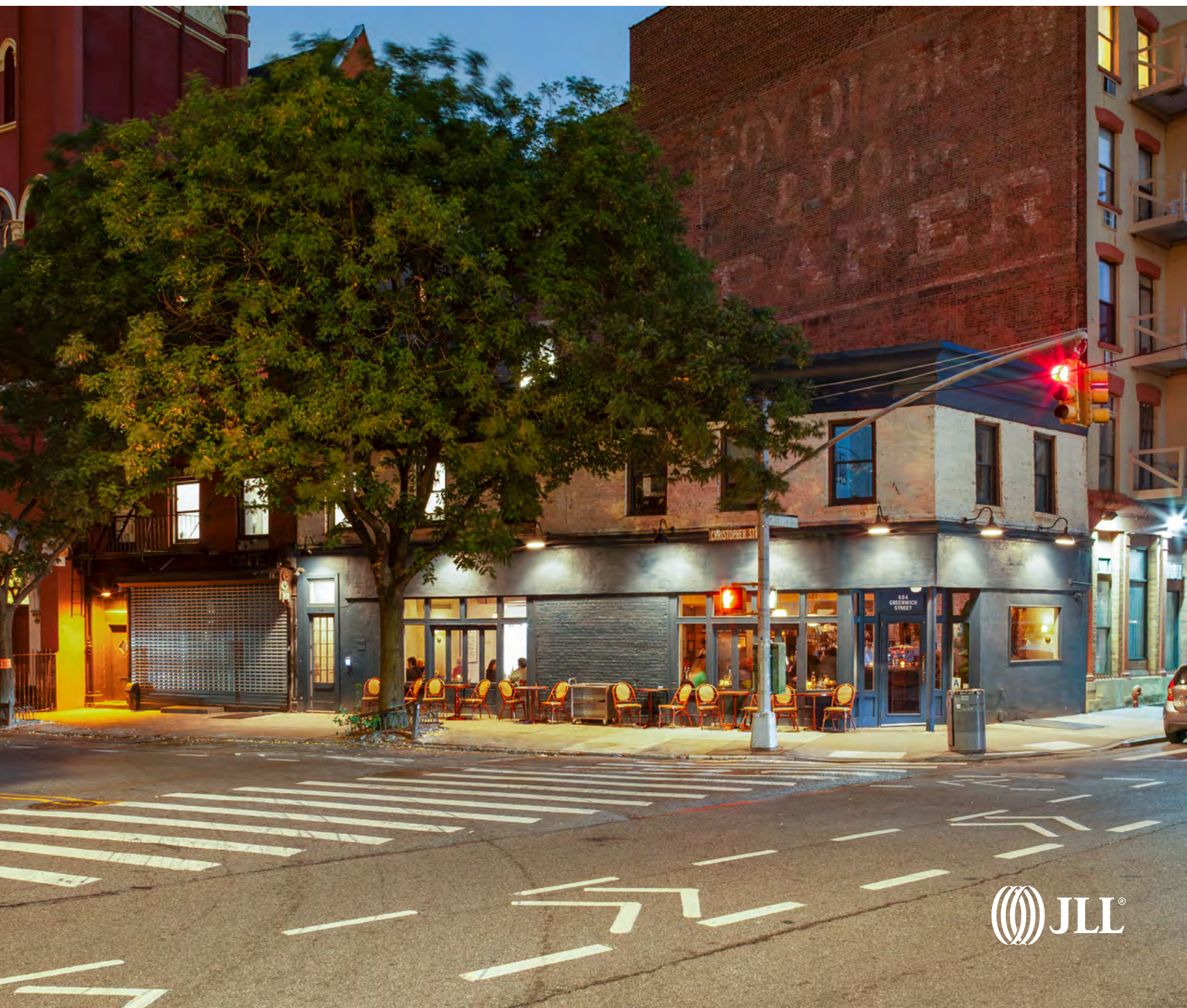




NW Corner of Christopher & Greenwich Streets / Heart of Manhattan's West Village
94' of Wraparound, Corner Frontage / Turnkey
100% Free Market / Tax Class Protected



147 Christopher Street



684 Greenwich Street (a.k.a 143-145 Christopher Street)



EXECUTIVE SUMMARY

JLL has been retained on an exclusive basis to arrange for the sale of 684 Greenwich Street (a.k.a 143-147 Christopher Street) - two contiguous, mixed-use, walk-up buildings located on the northwest corner of Greenwich and Christopher Streets. Comprised of approximately 6,908 gross sq. ft. in the heart of the West Village, the tax class protected, 100% Free Market buildings are currently configured as 5 apartments over 2 commercial spaces. The buildings are fully occupied and are being offered for sale following an extensive ~\$2.5M gut renovation.

The residential units consist of three 3-Bed / 2-Bath apartments in 147 Christopher Street and two 3-Bed / 1.5-Bath apartments in 684 Greenwich Street. The five apartments are leased for an average of \$10,073/month. All units have been renovated to include stainless steel appliances, in-unit washer/dryers and individual HVAC systems.

The commercial space is anchored by Libertine, a high end, 46 seat French bistro. Libertine occupies 1,812 sq. ft above grade and is on a lease expiring in June of 2034 (Lease negotiated September of 2021 at COVID Rates). Ownership recently expanded and modernized Libertine's

space which included excavation of the basement to allow for cooking, meal preparation and storage. The smaller retail space in 147 Christopher is occupied by Pinery Cleaners (drop-off only) which has a lease in place until March of 2032. The retail tenants offer a combined ~8 years of WALT providing purchasers with steady income for years to come.

The property benefits from 94' of wraparound corner frontage with two exposures in Manhattan's West Village - one of the most desirable and dynamic neighborhoods in New York City. The corner location provides for quality light and air, efficient apartment layouts and increased visibility for retail tenants.

684 Greenwich represents an attractive opportunity to own a fully Free Market, tax class protected corner property in the most desirable neighborhood in New York City. Buyers will benefit from high quality, turn-key renovations, tax class protected status, stabilized retail, and operational efficiencies due to individual heating and cooling systems - all of which will lead to future rent growth and appreciation.

The property will be sold on an as-is, where-is basis.

PROPERTY INFORMATION

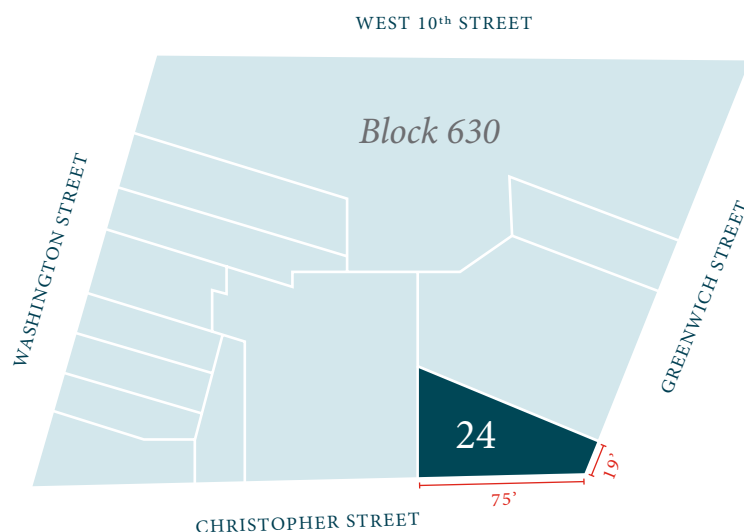
Address	684 Greenwich Street, New York, NY 10014
Location	Northwest corner of Christopher & Greenwich Streets
Block / Lot	630 / 24

	684 Greenwich St	147 Christopher St	Combined
Stories	2	4	4
Building Dimensions	18.96' x 50'	25' x 35'	-
JLL Est. Gross SF	3,072	3,836	6,908
Residential Units	2	3	5
Commercial Units	1	1	2
Total Units	3	4	7
Lot Dimensions	-	-	18.92' x 75' (Irr.)
Lot Square Footage	-	-	2,675
Zoning	-	-	R6
FAR	-	-	2.43
ZFA	-	-	6,500
Unused Air Rights			Overbuilt
Historic District			Yes - Greenwich Village
Tax Class	-	-	2A
Assessment (24/25)	-	-	\$561,354
Full Taxes (24/25)	-	-	\$70,180

Note: All square footage measurements are approximate and subject to

ASKING PRICE: \$16,950,000

TAX MAP

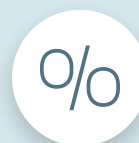


684
GREENWICH

PROPERTY HIGHLIGHTS



**World class
location / heart of
the West Village**



**100% Free
Market**



**Tax class
protected (2A)**



**Turn-key
renovation with
modern finishes**



**~94' of wraparound
corner frontage**



**Quality retail
tenants with
~8 Years of WALT
(with long-term
upside)**

684
GREENWICH

UNIT PHOTOS



UNIT PHOTOS





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