

SapoGroup

25 CHARLES ST GROUND FLOOR, NYC

878SF RETAIL CONDOMINIUM



Contact:

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OVERVIEW

As the designated exclusive agent, Sapo Group is excited to present an opportunity to acquire 878 SF commercial condominium unit located in the heart of West Village.

This bi-level retail space is located at 25 Charles Street (a.k.a. 150 7th Ave) occupying the corner of a beautiful 30-unit residential landmark building.

Subject property is comprised of two distinct spaces: ground floor and lower level. The ground floor space is 328 SF and is occupied by 5 Star Barber Shop. The lower-level space is 550 SF and is occupied by wellness spa Okuyama.



GENERAL PROPERTY OVERVIEW

ADDRESS	25 CHARLES ST, #COMM
ZIP CODE	10014
NEIGHBORHOOD	WEST VILLAGE
BOROUGH	MANHATTAN
BLOCK/LOT	0612-1101
CONDO COMPLEX	100626
BUILDING CLASS	RETAIL SPACE (RK)
SQUARE FEET	878
YEAR BUILT	1910
COMMERCIAL UNITS	1

INCOME & EXPENSES

TENANT	UNIT SIZE	LEASE EXP	RENT MONTHLY	RENT ANNUAL	RENT/SF	ESCALATIONS
5 Star Barber Shop	328 SF	2033	7,200	86,400	263	3%
Okuyama	550 SF	2033	5,000	60,000	109	3%
Total	878		12,200	146,400	166.74	

ANNUAL EXPENSES	
RE TAXES	\$19,723
COMMON CHARGES	\$19,200
INSURANCE	\$2,000
TOTAL	\$40,923

NOI	\$105,477
CAP RATE	5.27

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