

25 CHARLES ST GROUND FLOOR, NYC

878SF RETAIL CONDOMINIUM



Contact:

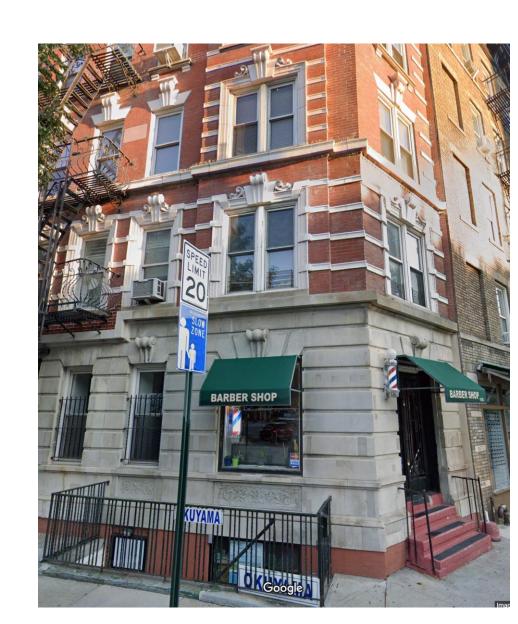
Vlad Sapozhnikov Direct 212.518.1088 vlad@sapogroup.com 48 Wall St. Floor 11. NYC 10005

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	ESCALATIO NS
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

DISCLAIMER

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Both the Owners and Sapo Group, LLC expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. The Owners shall have no legal commitment or obligation to any entity reviewing the Confidential Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owners and their legal counsel, and any conditions to the Owners' obligations have been satisfied or waived. Sapo Group, LLC is not authorized to make any representations or agreements on behalf of the Owners.

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