

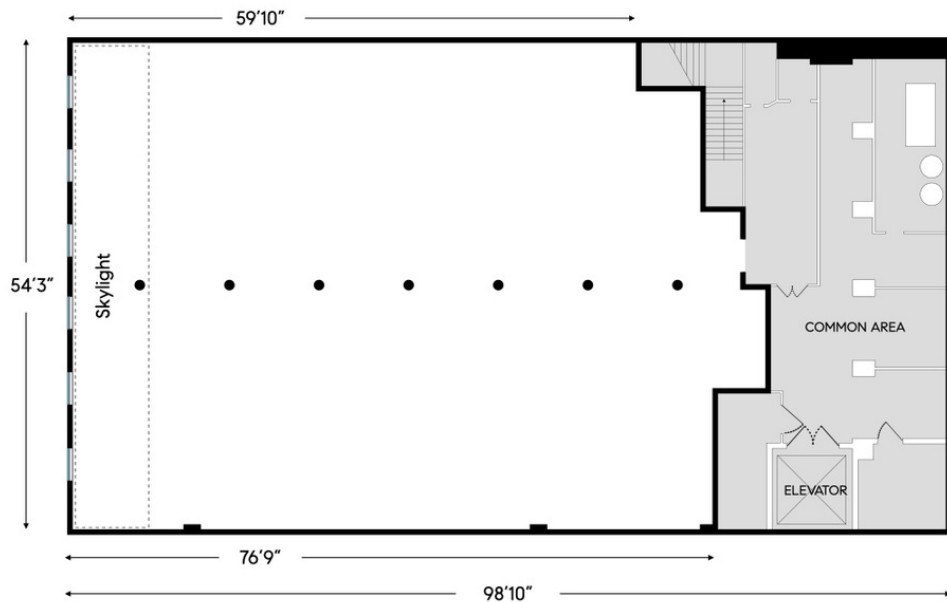
11 Mercer St

STORAGE UNIT C

Condominium



- 3,850 ft² of Lower Level Space
- Skylight
- Opportunity to combine with Ground Floor Retail 3,984 ft² space (sold separately)



Compass has been retained on an exclusive basis to arrange for the sale of 11 Mercer Street, New York NY 10013

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COMPASS
COMMERCIAL

11 Mercer Street | SOHO

Overview

Extraordinary 3,850 ft² lower level storage unit nestled in the heart of Soho at 11 Mercer Street. Boasting a captivating [and currently covered] skylight, this condo storage unit offers direct elevator access through the common area and endless possibilities. The enhanced images showcase a pristine white box condition complete with existing partitions. The space can be completely opened, revealing its stunning exposed supporting beams.

Unique opportunity to combine this storage unit with the 3,984 ft² Ground Floor Retail unit sold separately at \$7.5M. Create of an awe-inspiring split level showroom with a selling basement, establishing an exceptional retail space in the heart of Prime Soho. Don't miss out on this chance to curate an extraordinary retail experience in one of the most sought-after locations in Soho.

On an archetypal Soho cobblestone block, in the very heart of the Soho Cast Iron Historic District, and at the junction of Howard and Mercer Streets, is one of the only genuine & original Cast Iron Condominium Lofts left in existence.

Property Taxes

Tax class	2C
Property tax	\$11,853

Address

Primary address	9-13 Mercer Street
Zip code	10013
Neighborhood	Soho
Borough	Manhattan
Block & Lot	00230-7501
Lot Sq.Ft.	5,675
Zoning districts	M1-5B
Zoning map	12a

Property Taxes

Tax class	2B
Property tax	\$13,462

Building

Building class	Special Condominium Billing Lot (R0)
Square feet	3,850
Buildings on lot	1
Stories	5
Year built	1870

Use

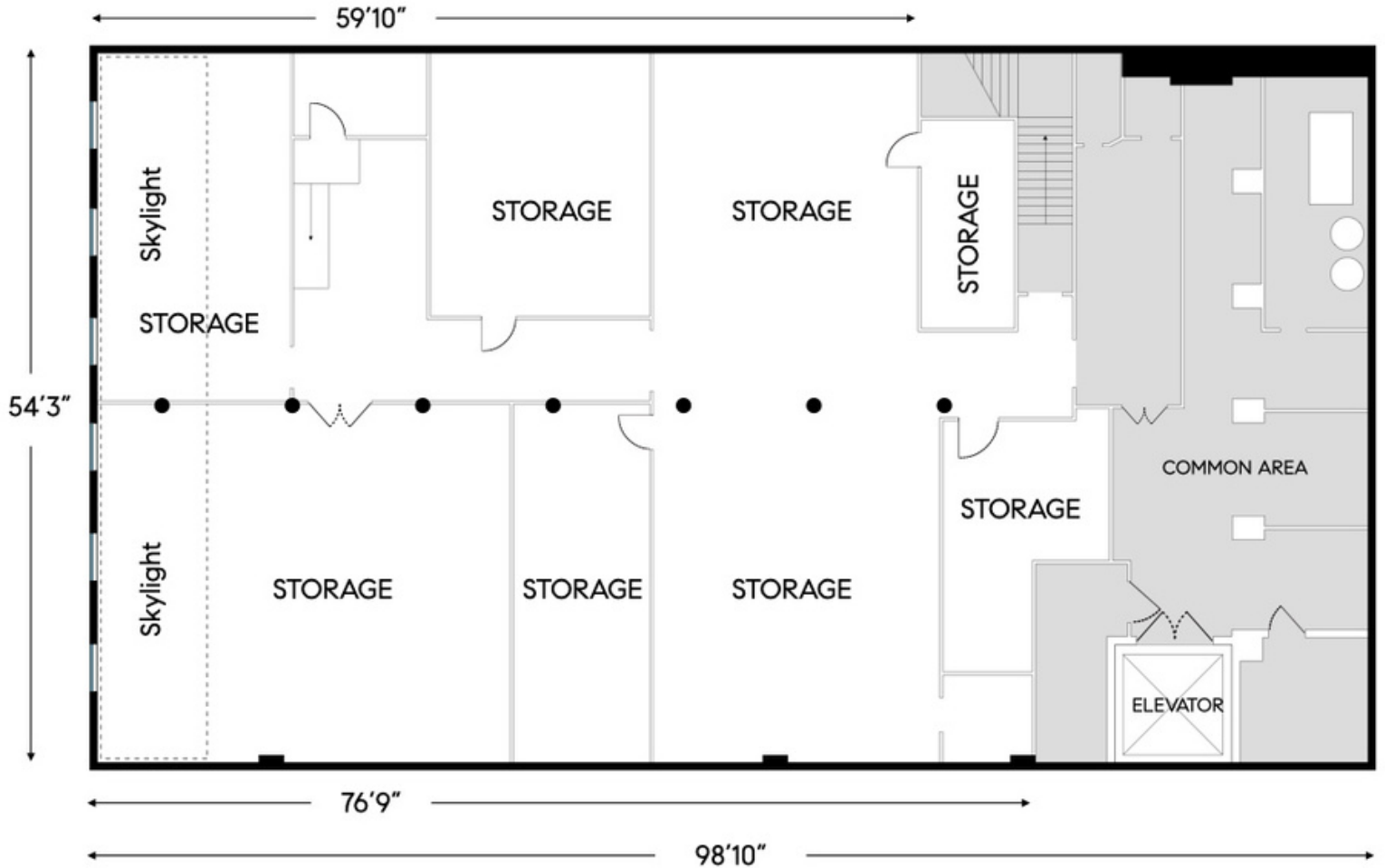
Commercial units	2
Residential units (DOF)	6

Floor Area Ratio (FAR)

Residential FAR	5
Commercial FAR	5
Facility FAR	5
FAR as built	3.97
Maximum usable floor area	28,375
Usable floor area as built	22,530

11 Mercer Street | SOHO

Floor Plan - Actual As Is



11 Mercer Street | SOHO

Floor Plan - OPEN ALTERNATE LAYOUT



11 Mercer Street | SOHO

Rendered Images - 3,850 ft² OPEN SPACE

RENDERING FOR CONCEPTUAL PURPOSES



RENDERING FOR CONCEPTUAL PURPOSES



11 Mercer Street | SOHO

Actual Images



White Box (Digitally enhanced)



11 Mercer St | Condo

STORAGE UNIT C

For Additional Details,
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