



corcoran

238 MULBERRY STREET | NOLITA



Currently built with ground floor retail & 3 residential loft apartments; 2 full-floor & 1 penthouse duplex. The building has 7,300 square feet of interior space and 1,279 square feet of outdoor space. All apartments face east to west, boast 11'-14' ceilings, each with private outdoor space, separately metered electric/gas, oversized windows, washer/dryer, central AC & storage closets off lobby.

238 Mulberry Street sits at the center of the Nolita neighborhood. Known for its trendy shops, boutiques and eateries: Parm, Rubirosa, Ruby's Café and 240 Mulberry Bar, among others, a creative block atmosphere that is always buzzing with activity. Neighborhoods close by: Soho, Noho, Greenwich Village and the Lower East Side. Close Transportation: 6, R, W, F, D, B, V, J, M, Z subways.

GROUND FLOOR, RETAIL STORE:

2,200 square feet with dramatic 14' ceilings, an amazing 12' tall x 20' wide glass frontage, 2 bathrooms (one with a shower), 2 changing rooms, built-in storage and a private loft office.





2ND FLOOR: 1,800 square feet, floor-through 2 bed 2 bath, 25' x 23'. 529 square foot terrace with gas grill, glass wall, 12' tin ceilings, skylights, & bamboo wood floors.

3RD FLOOR: 1,300 square feet, floor-through 2 bed 2 bath, 25' x 14' with 350 square foot terrace. 11' ceilings, custom cabinetry, center granite island & marble spa-like baths.

4TH & 5TH FLOORS: 2,000 square feet, duplex penthouse; 2 bed 2 bath with roof terrace 25' x 16' 400 square feet. 11' ceilings, circular staircase, wall of custom walnut cabinets, marble baths, huge skylight.

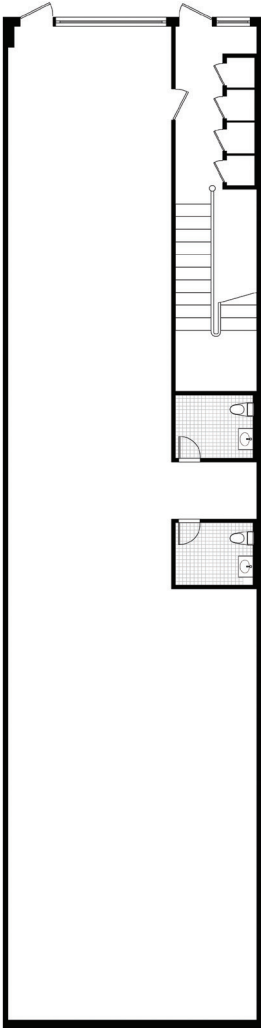
238 MULBERRY STREET | INCOME & EXPENSES – CURRENT 2024/2025

UNIT	DESCRIPTION	STATUS	RENTAL TYPE	LEASE EXPIRES	MONTHLY RENT	SQUARE FEET	RPSF	ANNUAL RENT
Ground Floor	Retail Store	Occupied	Free Market	Sept 2028	\$17,000	2,200	\$93	\$204,000
2nd Floor	Apartment	Occupied	Free Market	Jun 2025	\$13,200	1,800	\$88	\$158,400
3rd Floor	Apartment	Occupied	Free Market	May 2025	\$11,000	1,300	\$102	\$132,000
4th Floor/PH	Apartment	Occupied	Free Market	Sept 2025	\$13,500	2,000	\$81	\$162,000
							Annual Rent Roll	\$656,400

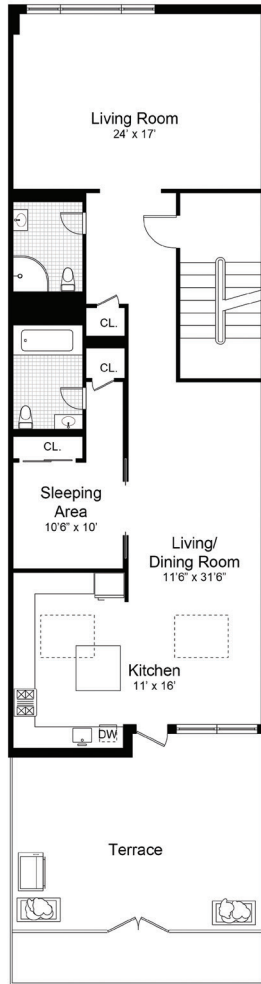
ESTIMATED ANNUAL EXPENSES

Real Estate Taxes (2023-24)	\$89,023
Coned	\$3,148
Legal/Accounting Service	\$3,790
Water & Sewer (approx)	\$2,400
Insurance	\$17,000
Repairs/Misc.	\$1,200
Superintendent/Maintenance	\$6,912
Total Annual Expenses	\$123,473
Actual & Projected Gross Annual Income	\$656,400
Projected Annual Expenses	\$123,473
Projected Net Operating Income	\$532,927

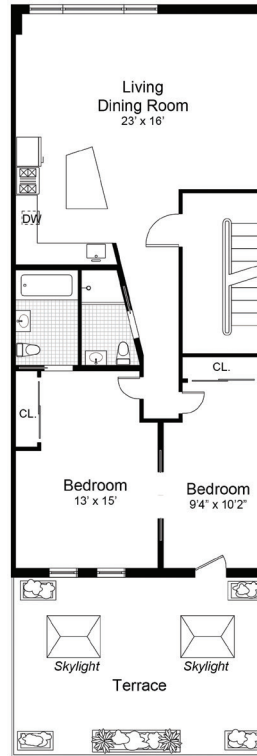
Ground Floor
Commercial Space



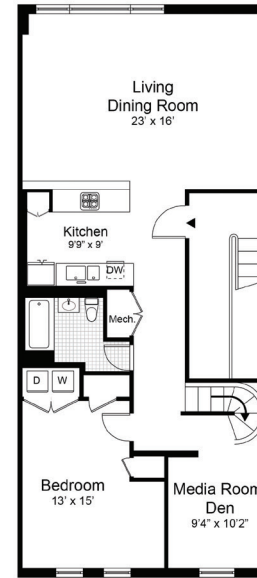
Second Floor
Apt. 2



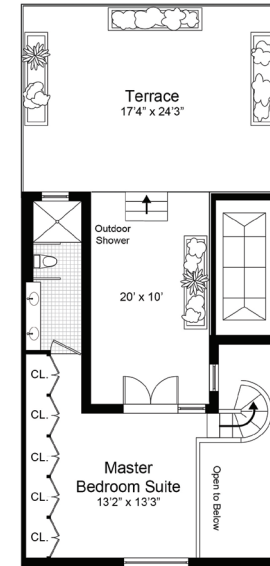
Third Floor
Apt. 3



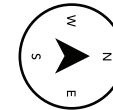
Fourth Floor
Penthouse Duplex



Fifth Floor



ZONING: C6-2, LI
INTERIOR: 7,300 SF
EXTERIOR: 1,279 SF
ANNUAL TAXES: \$82,429



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