

# 15

WARREN  
STREET

PRESENTED BY

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# 15 Warren Street

25' wide mixed-use building in the heart of Tribeca. It is an approximately 13,175 square foot (8,475 above grade and 4,700 below grade) building consisting of four floor-thru residential units and one ground floor retail space.

This building has approximately 5,758 SF of unused air rights.

The building was legalized in 2017 and has a CO. The building contains a recently re-done elevator, new roof, central AC, and has recently been brought fully to code. The ceiling heights in the cellar and sub-cellar are approximately 9'. All residential units are floor-through and have excellent ceiling heights. Three (3) of the four (4) residential units are formerly IMD but after building legalization are rent regulated (we have an opinion letter from an attorney stating that the units can be deregulated after vacancy). The retail space is rented to a medical office until April 2027.

<b>BLOCK/LOT:</b>	00134-0021
<b>DESCRIPTION:</b>	Four residential floor-through units over ground floor retail with sellable cellar and sellable sub cellar
<b>5TH FLOOR:</b>	Approx 1,650 SF (Formerly IMD, currently rent-regulated but according to our attorney can be deregulated after vacancy)
<b>4TH FLOOR:</b>	Approx 1,650 SF (Free Market)
<b>3RD FLOOR:</b>	Approx 1,650 SF (Formerly IMD, currently rent-regulated but according to our attorney can be deregulated after vacancy)
<b>2ND FLOOR:</b>	Approx 1,650 SF (Formerly IMD, currently rent-regulated but according to our attorney can be deregulated after vacancy)
<b>GROUND FLOOR:</b>	Approx 1875 SF
<b>SELLABLE CELLAR:</b>	Approx 2350 SF
<b>SELLABLE SUB-CELLAR:</b>	Approx 2350 SF
<b>UNUSED AIR RIGHTS:</b>	Approx: 5,758 SF

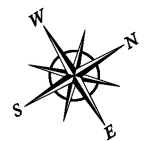
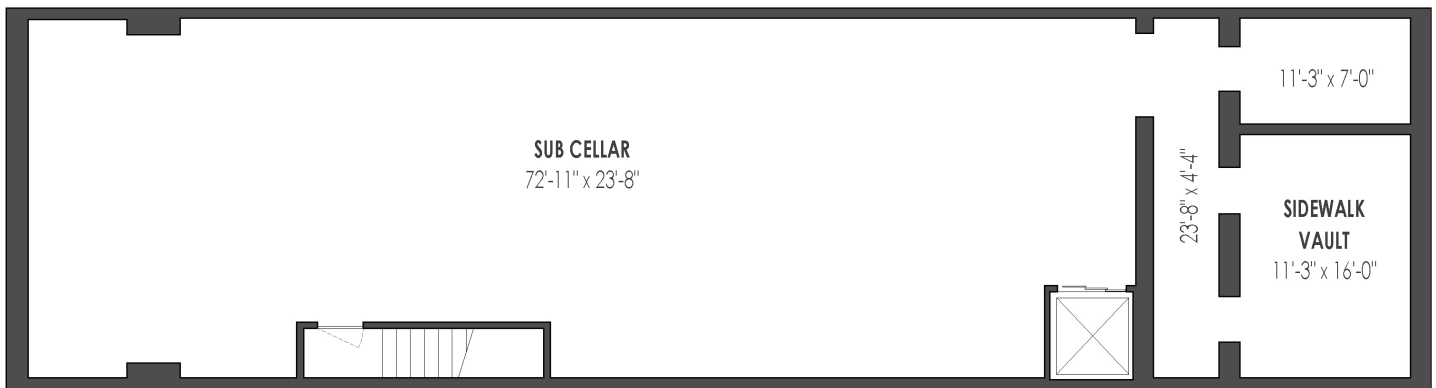
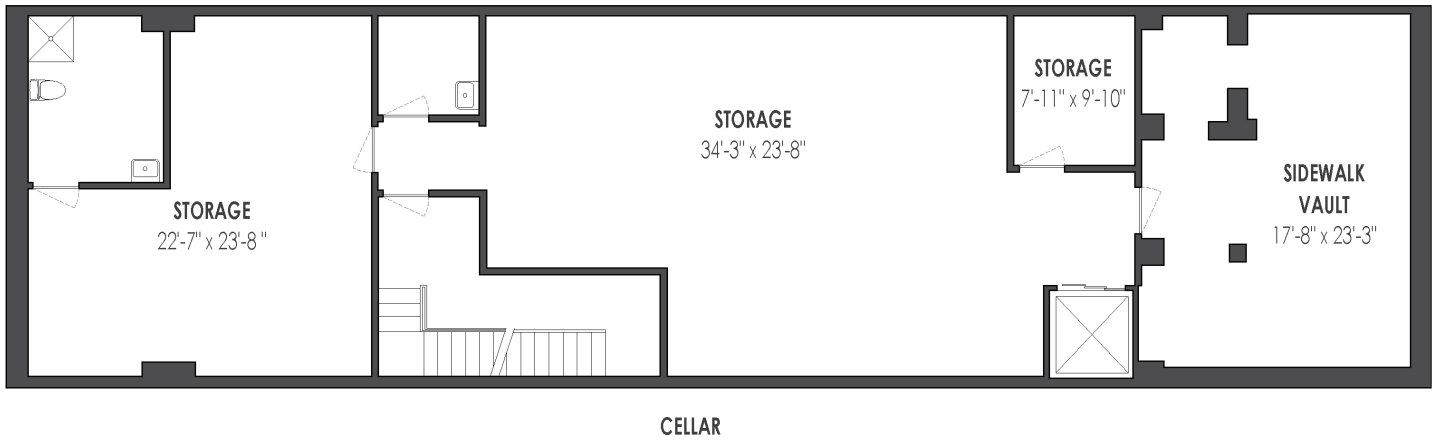
## 2023 INCOME:

<b>RETAIL:</b>	\$180,000
<b>2ND FLOOR:</b>	\$39,026.88
<b>3RD FLOOR:</b>	\$37,236.72
<b>4TH FLOOR:</b>	\$88,020
<b>5TH FLOOR:</b>	\$40,817.16
<b>TOTAL:</b>	<b>\$385,100.76</b>

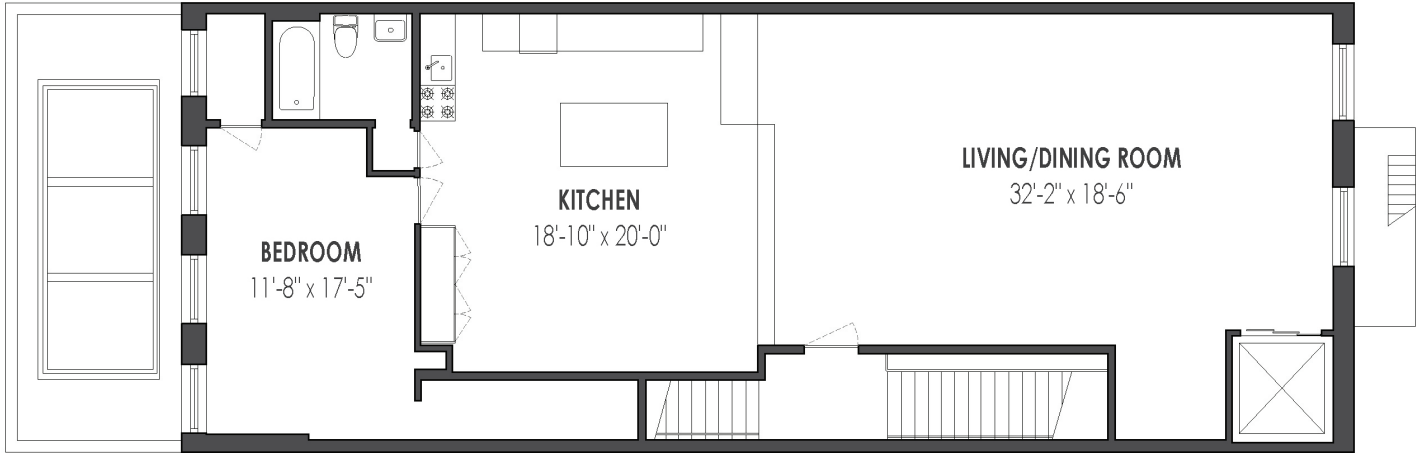
## 2023 TAXES AND EXPENSES:

<b>RET:</b>	\$127,888.98
<b>WATER/SEWER:</b>	Retail pays
<b>INSURANCE:</b>	\$7,949.36
<b>SPRINKLER MAINTENANCE:</b>	\$816.56
<b>ELEVATOR MAINTENANCE:</b>	\$5,881.38
<b>HVAC:</b>	\$5,000
<b>TOTAL:</b>	<b>\$148,059.72</b>

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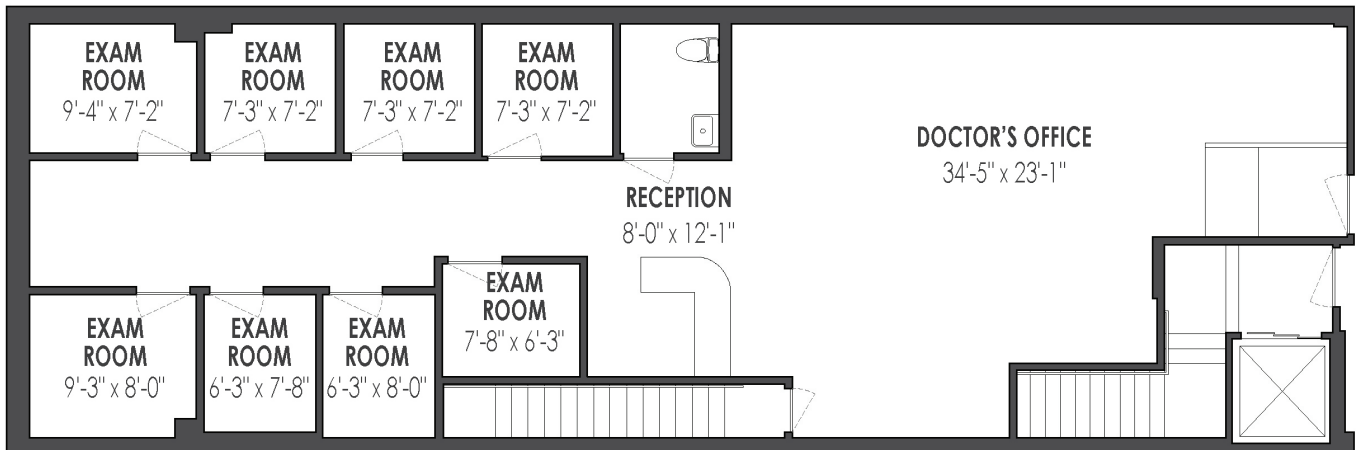


**BEDROOM**  
11'-8" x 17'-5"

**KITCHEN**  
18'-10" x 20'-0"

**LIVING/DINING ROOM**  
32'-2" x 18'-6"

**SECOND FLOOR**



**EXAM ROOM**  
9'-4" x 7'-2"

**EXAM ROOM**  
7'-3" x 7'-2"

**EXAM ROOM**  
7'-3" x 7'-2"

**EXAM ROOM**  
7'-3" x 7'-2"

**RECEPTION**  
8'-0" x 12'-1"

**DOCTOR'S OFFICE**  
34'-5" x 23'-1"

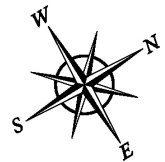
**EXAM ROOM**  
9'-3" x 8'-0"

**EXAM ROOM**  
6'-3" x 7'-8"

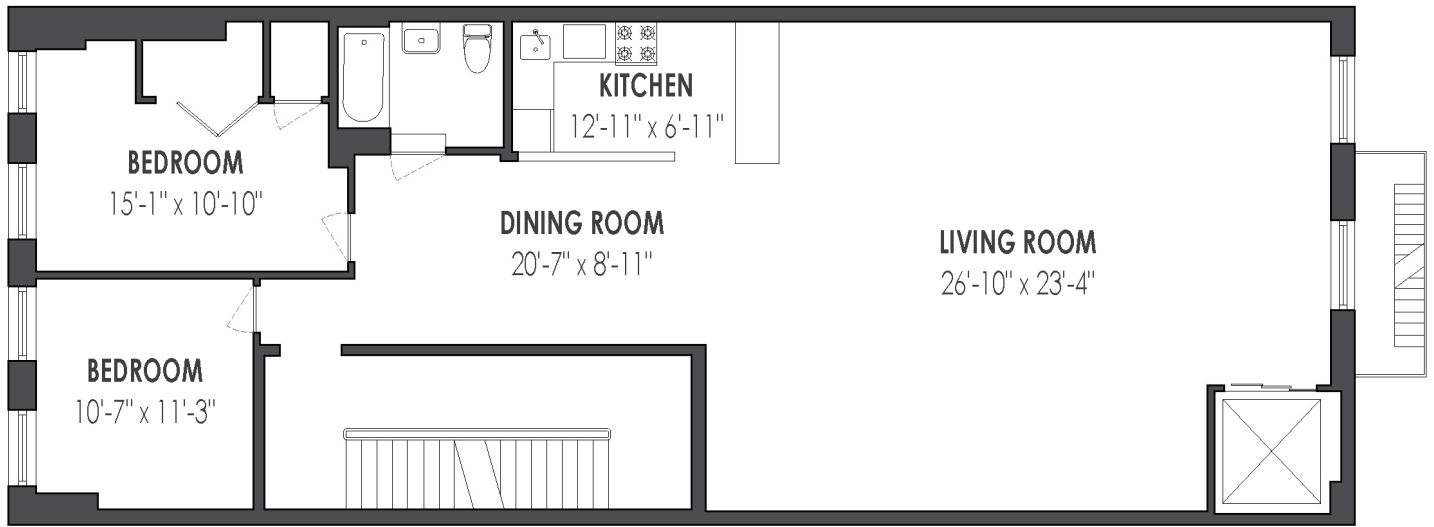
**EXAM ROOM**  
6'-3" x 8'-0"

**EXAM ROOM**  
7'-8" x 6'-3"

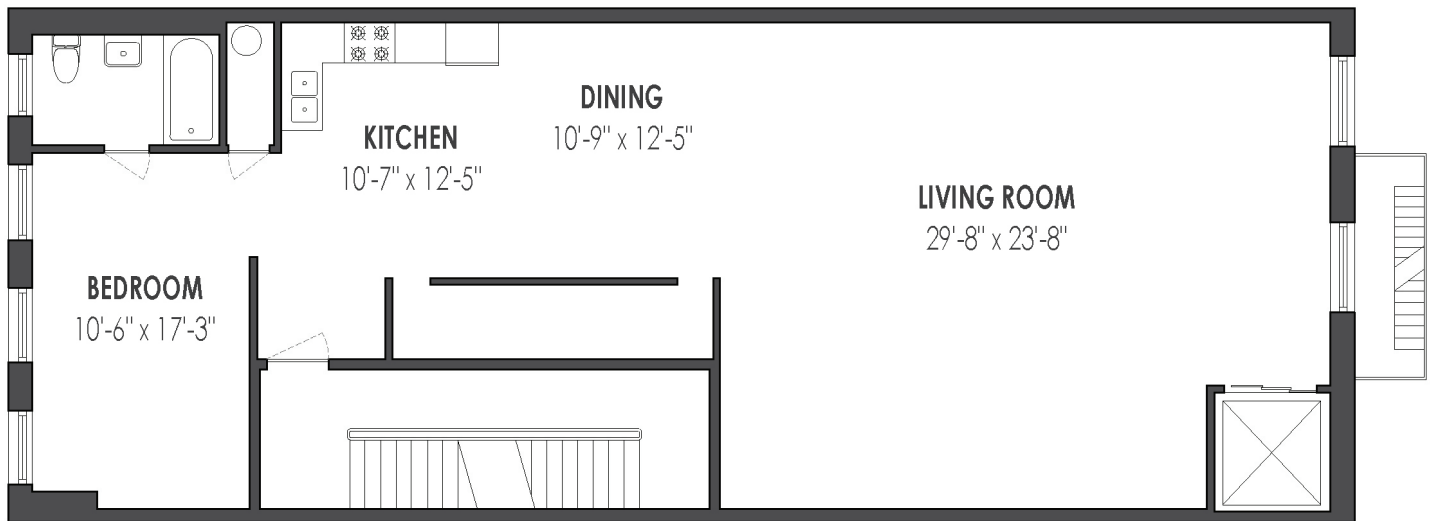
**FIRST FLOOR**



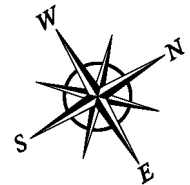
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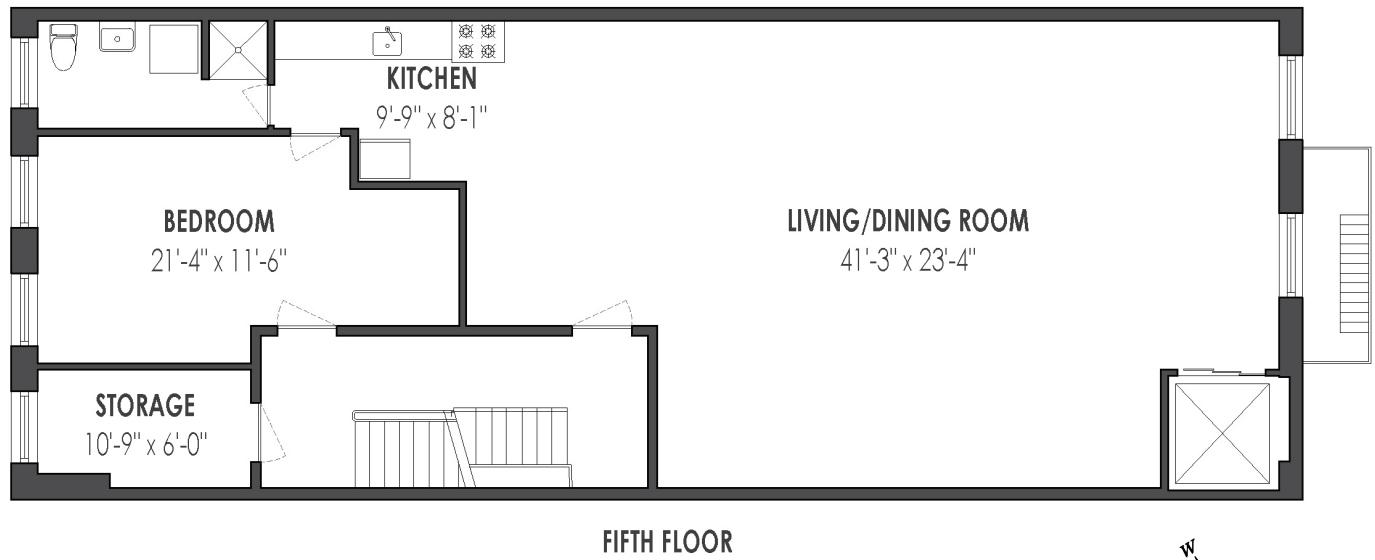
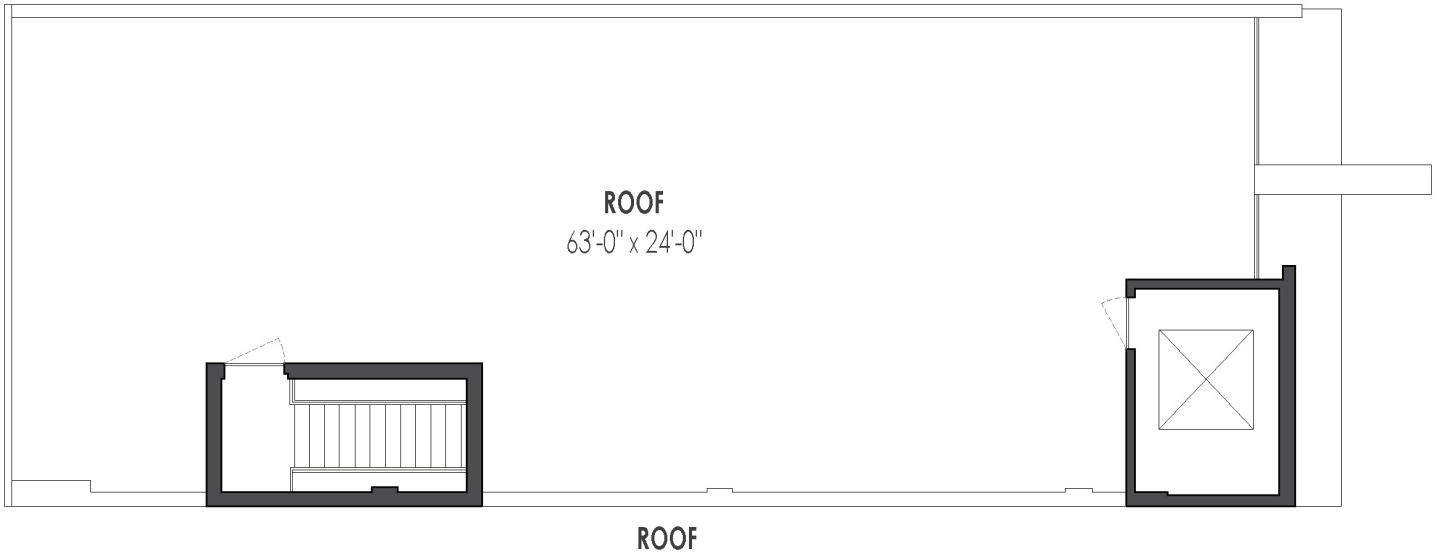
FOURTH FLOOR



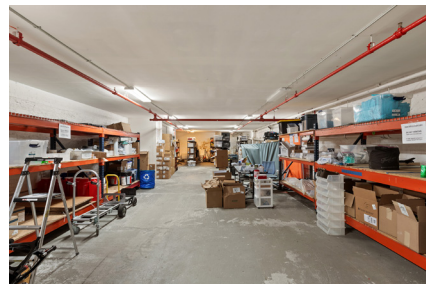
THIRD FLOOR



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