



133 Mulberry Street

Little Italy, Manhattan

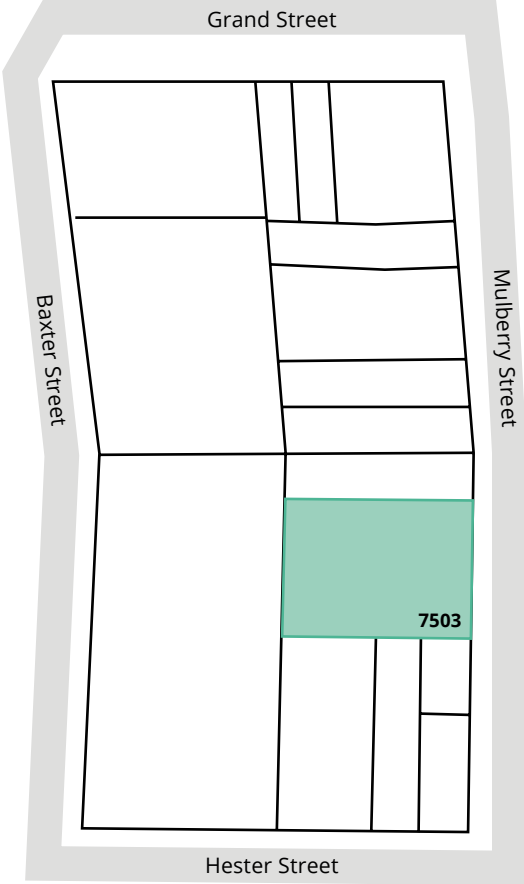
Retail Condominium for Sale

**AVISON
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Executive Summary

Avison Young, as the exclusive agent, is pleased to offer for sale the retail condominium at 133 Mulberry Street (the "Unit"), located on Mulberry Street between Grand Street and Hester Street. The Unit is situated on the ground and lower levels of a 6-story, 18-unit residential building, providing a prime opportunity in the heart of Little Italy. The Unit encompasses a total of 11,880 square feet, with 6,130 square feet on the ground floor and 5,750 square feet on the lower level. The space is currently 100% leased to three tenants with staggered lease expiration dates ranging from 2028 to 2035.

Asking Price: \$7,950,000





Unit Details

- > **Layout:** The Unit includes 6,130 square feet on the ground floor with 5,750 square feet in the lower level, fully leased to three tenants:
 - **The Gift Shop:** Occupies 2,500 square feet on the ground floor and 750 square feet in the lower level
 - **Osteria Barocca:** Occupies 3,630 square feet on the ground floor with 500 square feet in the lower level
 - **The Secret Lair:** Occupies 4,500 square feet in the lower level
- > **Frontage:** With 75 feet of frontage along Mulberry Street, the Unit benefits from excellent visibility and accessibility, making it a highly attractive investment opportunity



Highlights

Steady Cash Flow

- > The Unit is fully occupied with multiple tenants, ensuring a steady stream of rental income
- > The staggered lease expiration dates (2028 to 2035) mitigate the risk of negative cash flows during renewals and lease-ups, providing financial stability and predictability

Prime Little Italy Neighborhood

- > The Unit is located in the vibrant and touristic Little Italy neighborhood, renowned for its cultural heritage and lively atmosphere.
- > Situated on Mulberry Street, Little Italy's most active street, the Unit benefits from strong foot traffic and high visibility.
- > The neighborhood's charm and appeal attract both locals and tourists, enhancing the Unit's retail potential and tenant desirability

Proximity to Transportation

- > 133 Mulberry Street is conveniently located within a 5-minute walking distance from Canal Street stations, serviced by the **4 5 6 J Z N Q** trains.
- > The excellent public transportation access provides easy connectivity to other parts of New York City, further enhancing the Unit's attractiveness to tenants and customers alike

Property Information

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|-------------------------|----------------------------|
| Address | 133 Mulberry Street |
| Block / Lot | 236 / 1201 |
| Lot Square Feet | 7,467 SF |
| Lot Frontage | 74.67' |
| Lot Depth | 100.00' |
| Building Stories | 6 |
| Building Size (approx.) | 42,862 SF |
| Retail Condo Size | 11,880 SF |
| Units | 3 Total Unit(s) |
| Tax Class | 4 |
| Assessment (24/25) | \$1,526,940 |
| Tax Rate (24/25) | 10.592% |
| Taxes (24/25) | \$161,733 |



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