

137 East 13th Street, #1A
New York, NY 10003

**EXCLUSIVE
RETAIL CONDO UNIT
FOR SALE**

- Year Built: 2007
- Block & Lot: 00559 – 1001
- **Asking Price: \$2,750,000**
- Street Level: Approx. 1,676 sq ft
- Lower Level: Approx. 1,350 sq ft
- Back Yard: Approx. 328 sq ft
- RE Taxes: \$5,103 monthly
- Common Charge: \$1,583 monthly
- Building Class: B
- Elevator through the lower floor
- Lease: Expires in 2028
- 3% Yearly Increase

Please do not disturb the Tenant!

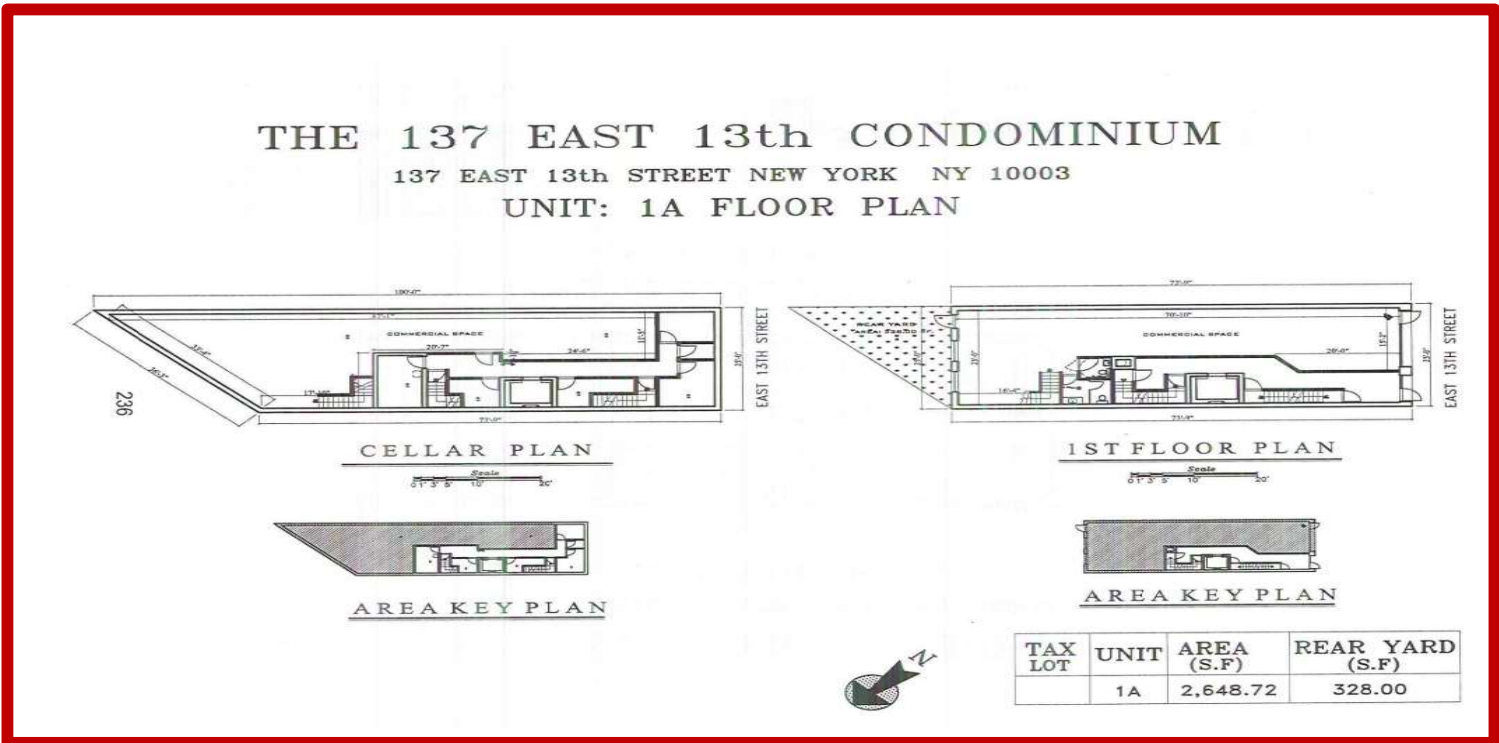


137 East 13th Street, #1A, New York, NY 10003 combines the Energy of Union Square with the Spirit of the East Village, along with Heavy Daytime & Nighttime Foot Traffic. This **retail condo unit** is on the **street level** of a luxury condominium building. Next door is the NYU Wasserman Center for Career Development with its dense student population.

The retail condo unit sits among highly desirable neighborhoods: Greenwich Village, Chelsea, Flatiron, and Gramercy. Just two blocks away are Broadway and Union Square. The Union Square subway station (4, 5, 6, N, R, W, and L lines) services over 17 million people annually.

Nearby are: NYU, The New School, The Cardozo Law School, Parson School of Design, Astor Place, Washington Square Park, Tompkins Square Park, Cooper Square, Trader Joe's, Whole Foods, Starbucks, Shake Shack, The Smith, Wegman's at Lafayette St., Paragon Sports, Barnes & Noble, and some of the city's most coveted restaurants and plenty of shopping, including Country Floors, Grit Boxing, Coach, Maison Lab Interior Designs, Irving Farm Coffee Roasters, Crunch Gym, and more.

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Offered exclusively through:

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