

83 MURRAY STREET  
New York, NY 10007



OFFERING MEMORANDUM

# INVESTMENT SUMMARY

RPLRE is pleased to offer for sale the commercial condominium located at 83 Murray Street, New York, NY. This is a to-be-delivered vacant retail condominium at the base of a 5-unit residential building in TriBeCa. This is a rare opportunity for a user or investor to purchase a vented commercial condominium consisting of two stories - ground and basement.

For any F&B user, this is an ideal location for a quick-service restaurant, pizzeria or juice bar. Located steps from the World Trade Center, Battery Park City and the densest Downtown neighborhood, 83 Murray Street provides access to over 20,000 area residents with an HHI of \$400,000+ along with 250,000 daily workers and 2,000+ hotel rooms within walking distance.

# PROPERTY SUMMARY

Offering Price	\$3,600,000
Block; Lot	132; 1401
Total SF	3,667
Ground Floor SF	1,882
Basement SF	1,785
Zoning	C6-3



# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

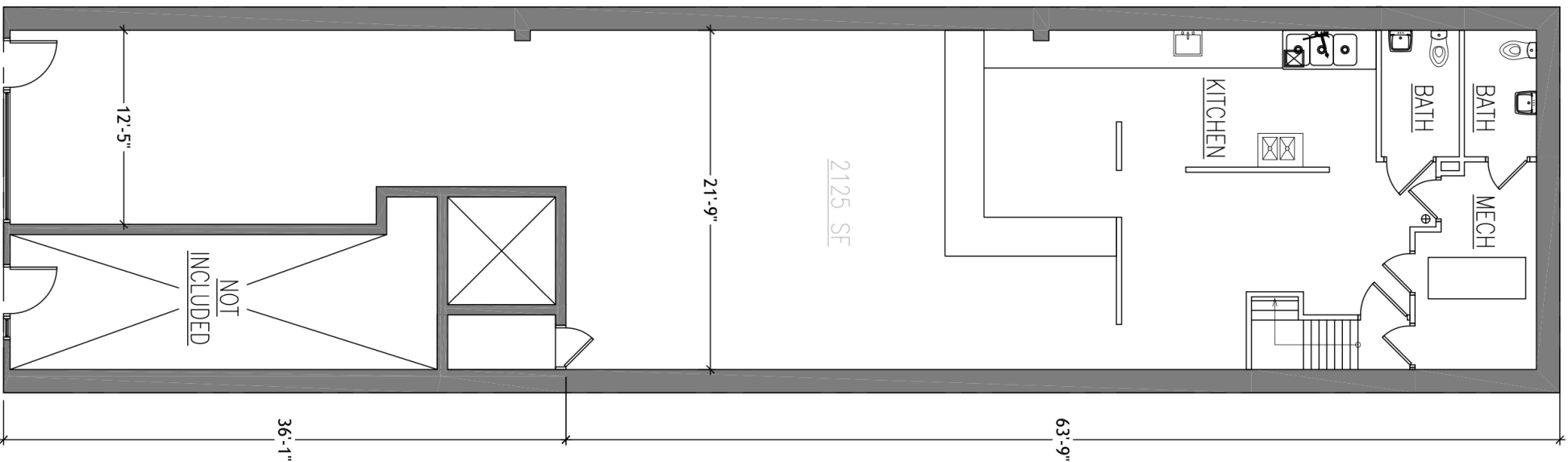
PRICING	\$3,600,000.00
PRICE PSF	\$981.72
YEAR 1 NOI	\$237,302
YEAR 1 CAP RATE	6.6%

## EXPENSE BREAKDOWN (CURRENT ANNUAL)

REAL ESTATE TAXES ('24/'25)	\$26,697.80
COMMON CHARGES	\$24,000.00
TOTAL EXPENSES	\$50,697.00

## RENT ROLL (PROFORMA)

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	LEASE FROM	LEASE TO
Commercial	TBD	1,882	\$288,000.00	\$153 (Ground)	1/01/2025	12/31/2025
	Total Occupied	1,882	\$288,000.00			
	TOTAL	1,882	\$288,000.00			



2125 SF

BATH

BATH

MECH

KITCHEN

NOT INCLUDED

63'-9"

21'-9"

36'-1"

12'-5"

FIRST FLOOR PLAN  
83 MURRAY STREET  
NEW YORK, NY

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT RPLRE FOR MORE DETAILS.

EXCLUSIVELY PRESENTED BY:

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