

*corcoran*

358 - 360 Broome St  
Nolita | Manhattan, New York NY 10013

## Mixed Use Rent Stabilized Property For Sale Pricing Upon Request



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## Executive Summary:

The Forray Team at The Corcoran Group is pleased to present 358-360 Broome St. A remarkable well-maintained prewar mixed-use building in heart of vibrant Nolita. Phenomenal location in a bustling retail corridor, the property features two (2) commercial retail tenants with current uses as convenience store & e-bike along with thirty-four (34) rent-stabilized residential units above. Twenty-five (25) of those units have been updated.

This exclusive listing presents a coveted offering of an existing mixed-use brick/masonry property (C7 Building Class) built on a colossal 49.08 X 85.67ft lot providing incredible frontage. The existing six (6) story building boast approx. gross total building square footage of 23,198SF. Within C6-2G zoning in Little Italy special district, an additional +/-8,260SF can be expanded upon the property, offering a maximum usable FAR of 28,144!

This landmarked building is perfect for new ownership/investor looking for an exceptional investment and significant value to their existing portfolio. The retail rents are under-market and underutilized and with ownership delivering six (6) vacant units, there is plenty of potential to maximize upside.

358-360 Broome St offers easy access to vibrant landmarks, parks, food markets, museums, art galleries, bars/restaurants, nightlife, and hotspots. In center of it all with close proximity to Tribeca, Soho, Noho, Little Italy, Chinatown, Greenwich Village, East Village, and Lower East Side makes it easy to experience all of Downtown. Commuters will appreciate proximity to the Manhattan/Brooklyn/Williamsburg Bridges, FDR Drive, and BQE, along with nearby B/D/J/N/Q/R/W/Z/6 subways (Bowery, Spring St, Grand St, Canal St, and Prince St) easy to access anywhere in Manhattan, Brooklyn, and Queens.

Popular nearby establishments include Musket Room, Emilio's Ballato, Estela, Rubirosa, Peasant, Wayan, Kimika, Torrisi, Pasquale Jones, Café Gitane, Café Habana, Pietro, Egg Shop, Thai Diner, and La Esquina to name just a few. Please reach out to exclusive listing brokers to request a sales memorandum and discuss this remarkable opportunity.



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## Property Information:

### Address

Primary: 358-360 Broome Street  
Neighborhood: Nolita  
Zip code: 10013  
Block & Lot: 00479-0035

### Property Taxes & Tax Class

Property Taxes: \$235,800 (2025/2026)

### Lot

Lot SF: 4,675  
Lot Dimensions: 49.08 ft x 85.67 ft  
Ground Elevation: 37 ft  
Corner Lot: No

<u>Floor Area Ratio (FAR)</u>	<u>FAR</u>	<u>SF</u>
Estimated Max Allowed FAR:	6.02	28,144
FAR as Built:	4.10	19,884
Estimated Available FAR:	1.92	8,260
<i>Community Facility</i>	6.50	

### Zoning

District: C6-2G, LI  
Qualified Opportunity Zone: No

### Building Information

Walk-up Apartment - Over Six Families with Stores (C7)  
Building Class  
Stories: 6  
Dimensions: 49.08 ft x 72 ft  
Irregular shaped: Yes  
Year Built/Altered: 1900  
C of O: No (Grandfathered)  
Landmark: No Yes

### Estimated Floor SF Breakdown

Basement Floor Area: 3,314  
Ground Floor Area: 3,314  
2nd Floor Area: 3,314  
3rd Floor Area: 3,314  
4th Floor Area: 3,314  
5th Floor Area: 3,314  
6th Floor Area: 3,314  
SF Above Grade: 19,884  
Gross Building SF: 23,198  
Estimated Exterior SF: 3,075

Residential Units: 34  
Commercial Units: 2

Flood Zone: No



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# Existing Income & Expenses & Pro Forma:

## 358-360 Broome St

Existing Income & Expenses						Pro Forma	
REVENUE	Notes		Monthly Rent	LEASE END	Yearly	Monthly Rent	Yearly
358 Broome St - Retail	Ground Floor Retail	TBD escalation	\$ 4,260.00	10/31/2026	\$ 51,120.00	\$ 10,000.00	120,000.00
360 Broome St - Retail	Ground Floor Retail	TBD escalation	\$ 3,876.00	3/31/2028	\$ 46,512.00	\$ 7,000.00	84,000.00
Apt #1	Residential - RS	Not Renovated	\$ 1,612.48		\$ 19,349.76	\$ 1,612.48	19,349.76
Apt #2	Residential - RS	Renovated	\$ -	Owner Occupied	\$ -	\$ 2,500.00	30,000.00
Apt #3	Residential - RS	Renovated	\$ 2,000.00		\$ 24,000.00	\$ 2,000.00	24,000.00
Apt #4	Residential - RS	Renovated	\$ 2,163.00		\$ 25,956.00	\$ 2,163.00	25,956.00
Apt #5	Residential - RS	Renovated	\$ 2,243.17		\$ 26,918.04	\$ 2,243.17	26,918.04
Apt #6	Residential - RS	Not Renovated	\$ 1,382.13		\$ 16,585.56	\$ 1,382.13	16,585.56
Apt #7	Residential - RS	Renovated	\$ 2,700.00		\$ 32,400.00	\$ 2,700.00	32,400.00
Apt #8	Residential - RS	Renovated	\$ -	Owner Occupied	\$ -	\$ 1,972.09	23,665.08
Apt #9	Residential - RS	Renovated	\$ 1,561.64		\$ 18,739.68	\$ 1,561.64	18,739.68
Apt #10	Residential - RS	Renovated	\$ 2,700.00		\$ 32,400.00	\$ 2,700.00	32,400.00
Apt #11	Residential - RS	Renovated	\$ 2,013.08		\$ 24,156.96	\$ 2,013.08	24,156.96
Apt #12	Residential - RS	Renovated	\$ -	Owner Occupied	\$ -	\$ 2,700.00	32,400.00
Apt #13	Residential - RS	Renovated	\$ -	Owner Occupied	\$ -	\$ 3,500.00	42,000.00
Apt #14	Residential - RS	Renovated	\$ 2,303.56		\$ 27,642.72	\$ 2,303.56	27,642.72
Apt #15	Residential - RS	Renovated	\$ -	/vacant-RC Status-Lifte	\$ -	\$ 2,700.00	32,400.00
Apt #16	Residential - RS	Renovated	\$ 2,619.96		\$ 31,439.52	\$ 2,619.96	31,439.52
Apt #17	Residential - RS	Renovated	\$ -	Owner Occupied	\$ -	\$ 3,300.00	39,600.00
Apt #18	Residential - RS	Renovated	\$ 1,996.93		\$ 23,963.16	\$ 1,996.93	23,963.16
Apt #19	Residential - RS	Not Renovated	\$ 2,019.06	Preferential	\$ 24,228.72	\$ 2,019.06	24,228.72
Apt #20	Residential - RS	Not Renovated	\$ 1,176.55		\$ 14,118.60	\$ 1,659.17	19,910.04
Apt #21	Residential - RS	Renovated	\$ 1,782.00		\$ 21,384.00	\$ 1,782.00	21,384.00
Apt #22	Residential - RS	Renovated	\$ 2,408.75		\$ 28,905.00	\$ 2,408.75	28,905.00
Apt #23	Residential - RS	Renovated	\$ 1,808.00		\$ 21,696.00	\$ 1,808.00	21,696.00
Apt #24	Residential - RS	Renovated	\$ 2,163.00		\$ 25,956.00	\$ 2,163.00	25,956.00
Apt #25	Residential - RS	Not Renovated	\$ 1,137.85		\$ 13,654.20	\$ 1,137.85	13,654.20
Apt #26	Residential - RS	Not Renovated	\$ 951.83	Preferential	\$ 11,421.96	\$ 1,491.34	17,896.08
Apt #27	Residential - RS	Renovated	\$ 2,100.00		\$ 25,200.00	\$ 2,100.00	25,200.00
Apt #28	Residential - RS	Not Renovated	\$ 2,017.37		\$ 24,208.44	\$ 2,017.37	24,208.44
Apt #29	Residential - RS	Not Renovated	\$ 1,348.64		\$ 16,183.68	\$ 1,348.64	16,183.68
Apt #30	Residential - RS	Not Renovated	\$ 1,721.83		\$ 20,661.96	\$ 1,721.83	20,661.96
Apt #31	Residential - RS	Renovated	\$ 2,678.00		\$ 32,136.00	\$ 2,678.00	32,136.00
Apt #32	Residential - RS	Renovated	\$ 2,700.00		\$ 32,400.00	\$ 2,700.00	32,400.00
Apt #33	Residential - RS	Renovated	\$ 2,126.95		\$ 25,523.40	\$ 2,126.95	25,523.40
Apt #34	Residential - RS	Renovated	\$ 2,700.00		\$ 32,400.00	\$ 2,700.00	32,400.00
Commercial Tenant Reimbursements			\$64,271.78		\$ 771,261.36		\$ 25,000.00
<b>Total Revenue</b>						\$ 90,830.00	\$ 1,089,960.00
Increases on lease renewals - 2.75% assumption						\$ 2,030.33	\$ 24,363.90
						<b>Adjusted NOI</b>	<b>\$ 1,139,323.90</b>

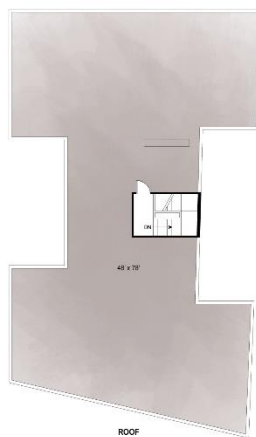
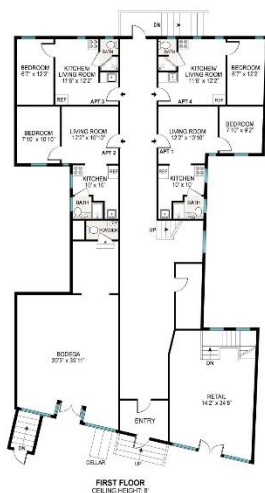
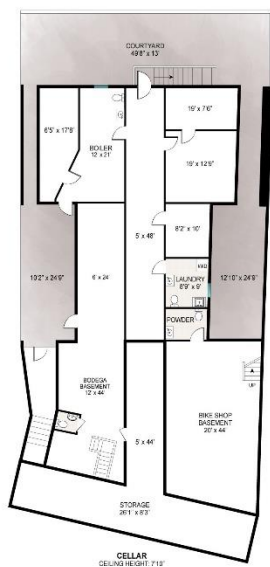
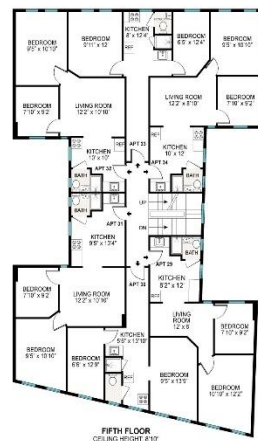
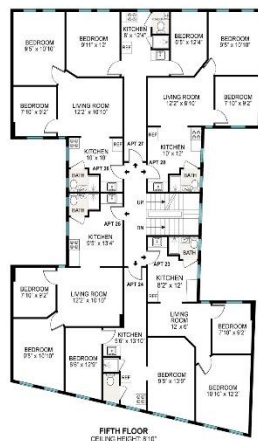
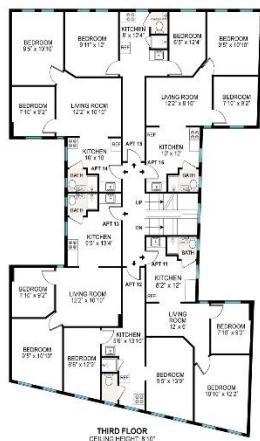
EXPENSES	Notes	Mo/Yearly	Amount	Monthly	Yearly	Monthly	Yearly
Property Taxes	Tax Class 2	Y	\$235,800.00	\$19,650.00	\$235,800.00	\$19,650.00	\$235,800.00
Insurance	Overweight due to E-bike	Y	\$60,000.00	\$5,000.00	\$60,000.00	\$2,000.00	\$24,000.00
Oil/Fuel	Hot Water & Hot Water	Y	\$49,500.00	\$4,125.00	\$49,500.00	\$0.00	\$0.00
Electric	Common	Y	\$5,270.00	\$439.17	\$5,270.00	\$625.00	\$7,500.00
Water & Sewer		Y	\$44,300.00	\$3,691.67	\$44,300.00	\$3,750.00	\$45,000.00
MGMT, Repairs, & Vacancy			6%	\$0.00	\$0.00	\$5,696.62	\$68,359.43
<b>Total Expenses</b>				\$ 32,905.83	\$ 394,870.00	\$ 31,721.62	\$ 380,659.43
				NOI	\$376,391.36	<b>NOI</b>	<b>\$758,664.47</b>

Potential Capital Expenditures: Removing Boiler/ adding Mini Splits, Insurnace decreasing due to E-bike vacancy

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## Floor plans:



Scale in feet. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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For additional information, please contact exclusive agents



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