



106 Duane Street, #COMM, New York, NY 10007

EXCLUSIVE RETAIL CONDO UNIT FOR SALE

**High traffic location
In the heart of Tribeca**

- Year Built: 1915
- Block & Lot: 00150-1201
- **Asking Price: \$3,290,000**
- **Total Sq ft: Approx. 5,500**
- Street Level & Mezzanine: Approx. 3,000 sq ft
- Basement: Approx. 2,500 sq ft
- High Ceiling: Approx. 17' 2"
- RE Taxes: \$7,405 monthly
- Common Charge: \$1,588 monthly
- Two exhaust systems are already installed.
- Three refrigerated cold rooms
- Vacant
- Elevator Building



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Beautiful Tribeca Two-Story Loft-Retail Condo Store Located at 106 Duane Street, #COMM, New York, NY 10007.

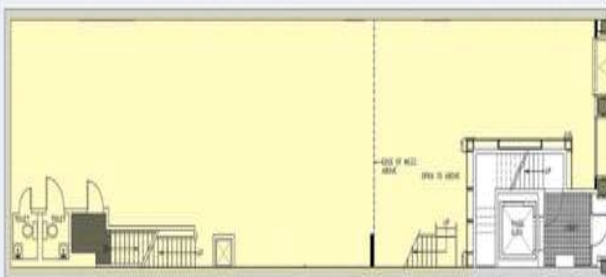
This boutique residential building offers four full-floor condominium apartments across six floors, with a commercial space on the ground floor. It boasts an imposing three-column presence and is ideally situated in the heart of Tribeca.

This stunning store is perfect for a small professional service company or a start-up, such as a restaurant, bar, deli, bakery, gallery, showroom, or office. Two exhaust systems are already installed, along with three refrigerated cold rooms. A fully equipped kitchen is also in place.

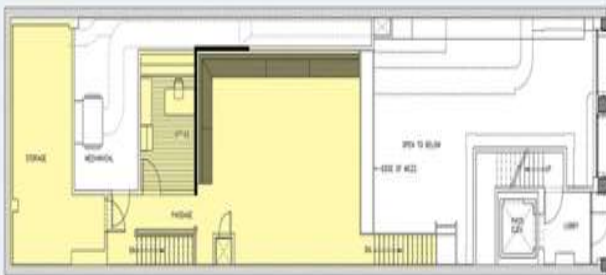
With high foot traffic, this location is a gold mine for the right user. It is conveniently located near Federal Plaza, the NYS Insurance Fund, Lower Manhattan Courthouses, City Hall, the NYS Supreme Court, NYC Police Department, and several hotels.

Nearby, subway stations (1, 2, 3, A, C, R, W, J, Z, 4, 5, 6) are within a several-block radius.

Ground Level - 2,200 sf



Mezzanine Level - 800 sf



Offered exclusively through:

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