

Vacant Financial District Retail Condominium Owner-User or Value-Add Investment Opportunity

25 Broad St, New York, NY 10004



PROPERTY HIGHLIGHTS

Located within the iconic Broad Exchange Building, this vacant ground-floor retail condominium offers a rare opportunity to acquire a premier commercial asset in the heart of Manhattan's Financial District. Surrounded by luxury residential conversions, Class A office towers, renowned hotels, and world-class transit, the property benefits from exceptional pedestrian traffic and long-term neighborhood growth. The asset is ideally suited for an owner-user or investor seeking immediate occupancy, repositioning potential, and lasting value.

PROPERTY DESCRIPTION

BOROUGH	MANHATTAN
NEIGHBORHOOD	FINANCIAL DISTRICT
DESCRIPTION	GROUND-FLOOR RETAIL CONDOMINIUM UNIT
BUILDING	THE BROAD EXCHANGE BUILDING (CONDOMINIUM)
STATUS	VACANT - DELIVERABLE
BLOCK AND LOT	AVAILABLE UPON REQUEST
SIZE	2,819 SF

ASKING PRICE

\$2,300,000

EXPENSES

COMMON CHARGES	\$ 14,812.68
REAL ESTATE TAXES	\$ 38,658.08
INSURANCE	TBD - Pending
TOTAL EXPENSES	\$ 53,470.76

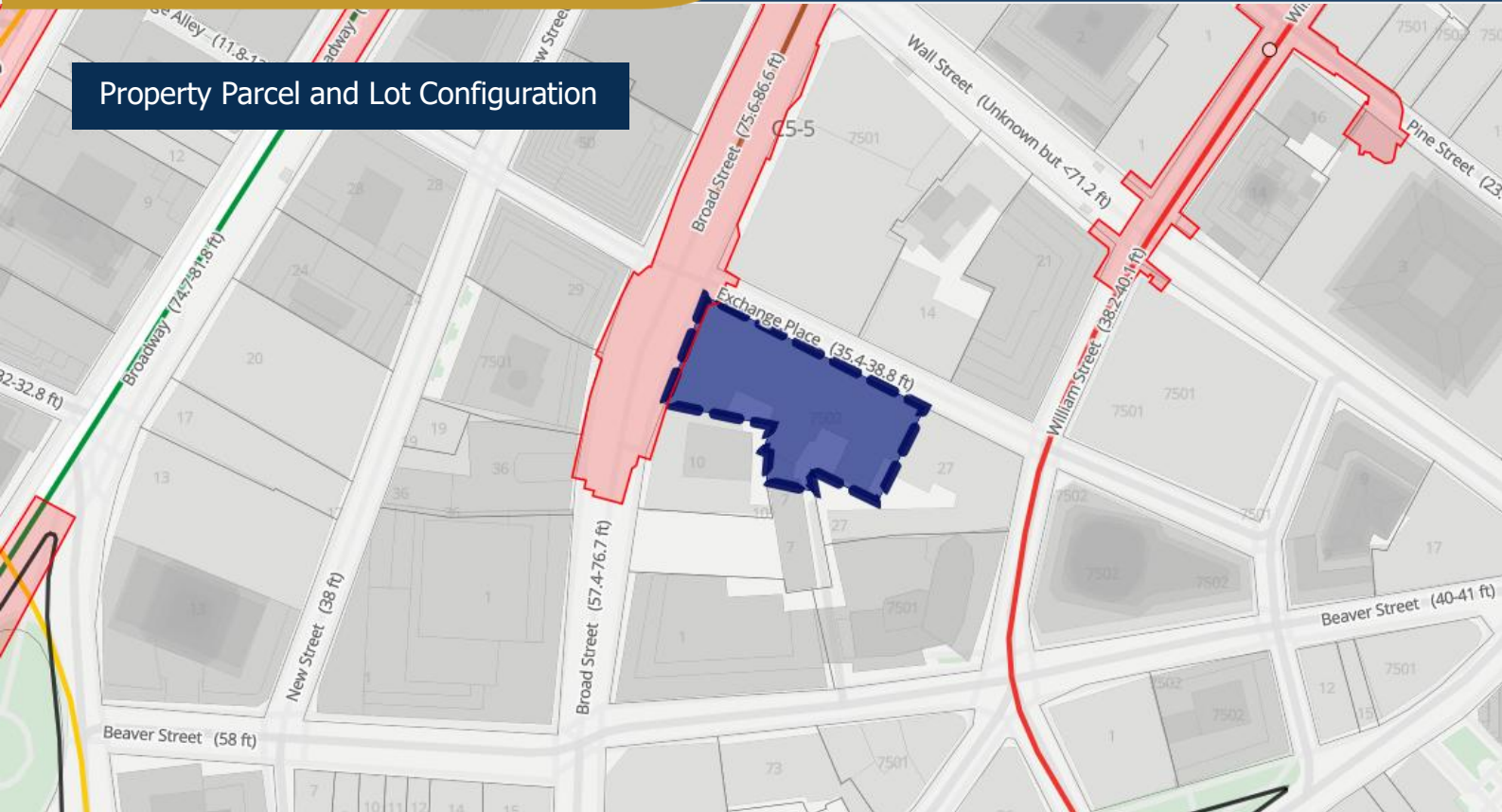
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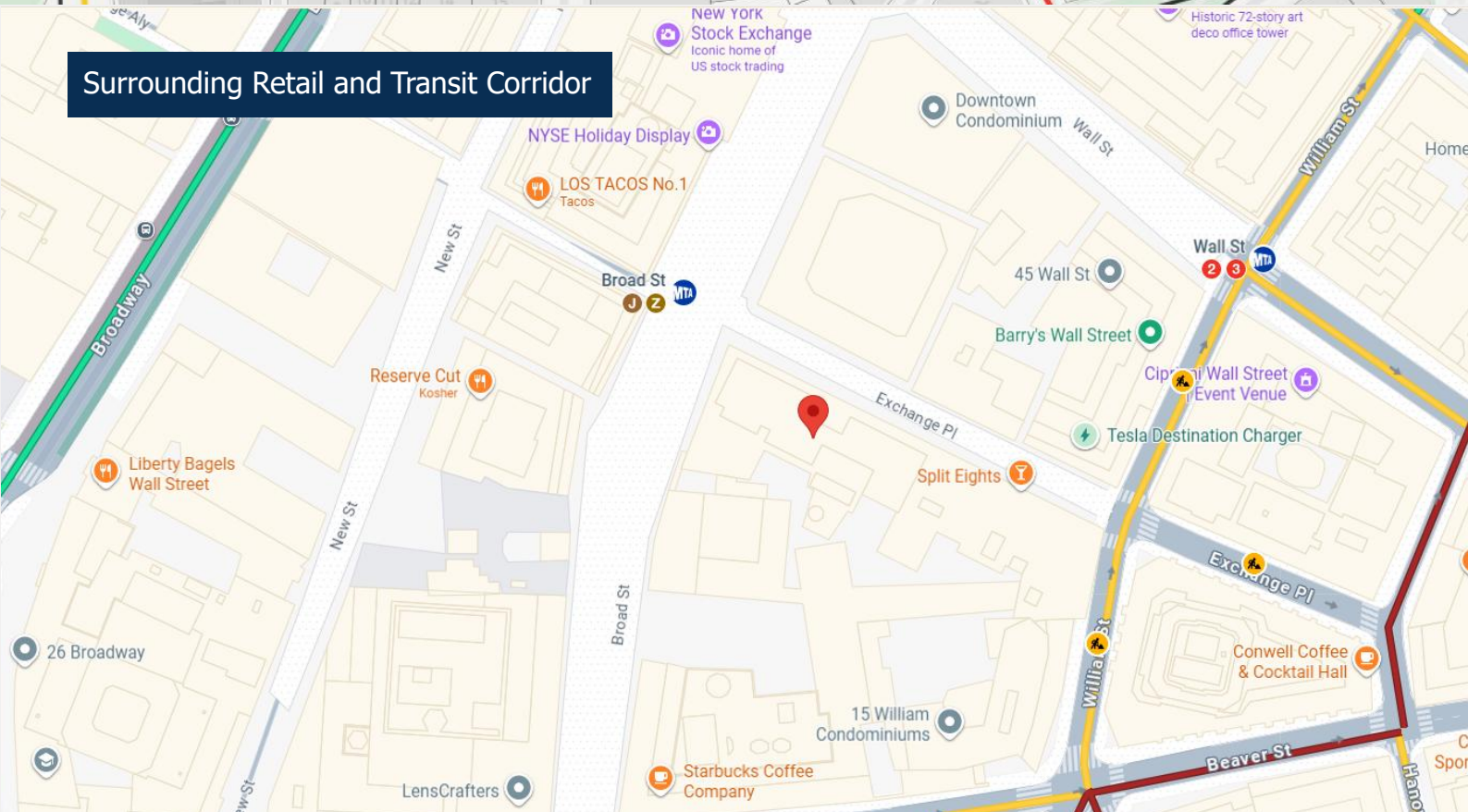
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Property Parcel and Lot Configuration



Surrounding Retail and Transit Corridor



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FOR MORE INFORMATION, PLEASE CONTACT

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LOCATED AT THE VENETIAN CONDOMINIUMS;
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