

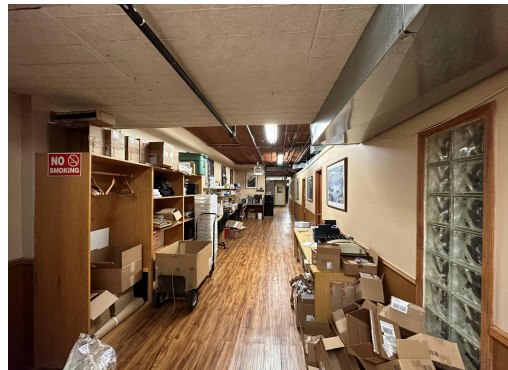
# 10 WARREN STREET Tribeca Commercial Condo for Sale

## MANHATTAN, NYC Steps to City Hall Park 6,147+/- Sq. Ft.

Pvt. Elev. High Ceilings Ground Floor + 2 Lower Levels. Commercial a/o Residential Use



Ground Floor: 1,897 SF+/- . Ceiling: 14'8"  
Ceiling may be raised approx. 16" further  
Private elevator & dumbwaiter all levels.



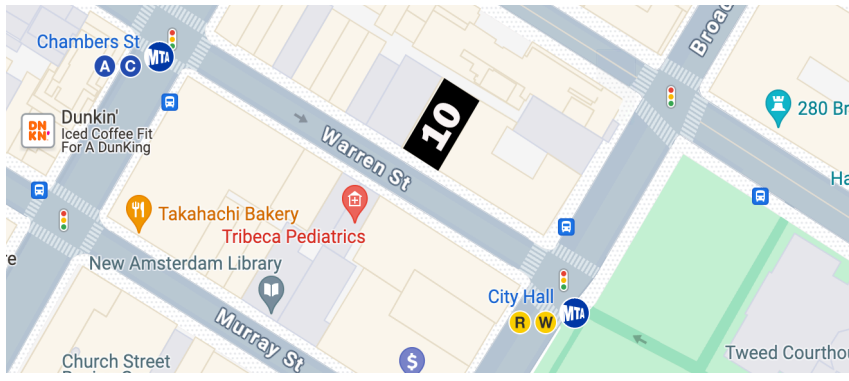
Cellar: 2,080 SF+/- . Ceiling: 9'9"  
Five offices, conference room, two  
renovated lavatories.



Sub-Cellar: 2,170 SF+/- . Ceiling\*: 8'1"  
Finished space. Rear yard access.  
\*(7'0" under joist enclosures)

- Potential Residence, Commercial or Combined Uses:
- Retail, Office, Medical, Dental, School, Gym, Dance
  - Veterinary, Pet Store, Breeder, Funeral Home
  - Home combined with Office / Professional Space
  - Triplex Townhome + Pvt. Garage in Luxury Condo

- Near:
- Whole Foods, Financial District
  - 1, 2, 3, A, C, R, W, J & Z trains, Brooklyn Bridge
  - Stuyvesant High School, City Hall Park
  - Battery Park & Hudson River Park



Contact Exclusive Agent:  
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**10 Warren Street, Commercial Unit, New York, NY 10007**

**Price**

\$1,995,000

**Location**

Just West of Broadway and City Hall Park, North Side of Warren Street

**Cross Streets**

East of Church St., West of Broadway

**NYC Tax ID**

Borough: Manhattan; Block: 135; Lot: 1301 Commercial Unit

**Tenant**

Can be delivered vacant

Current month-to-month tenant: The Fountain Pen Hospital

**FY 2023-2024 Carrying Costs**

	Annual	Monthly
Real Estate Taxes	\$63,583.80	\$5,298.65
Common Charges	\$32,506.32	\$2,708.86
(Pro Rata, 13% of Building Common Area)		
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Total	\$96,090.12	\$8,007.51

**Size in Square Feet per Offering Plan**

Ground Floor	1,897.45
Basement	2,080.86
Sub-Basement	2,170.48
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Total Unit Size	6,148.79

**Zoning Districts applicable to 8-10 Warren St**

Special Tribeca Mixed Use District, (Area A-3) f/k/a: Special Manhattan Mixed Use District C6-3A District includes the Western 80% of the building, and all of 10 Warren St. C5-5 includes the Eastern 20% of building

All information presented by Ellis Group, Ltd. has been obtained from sources believed to be correct and reasonably accurate; however, none of the information presented herein is guaranteed or to be relied upon. All facts, measurements and other information must be independently researched and verified by the purchaser or tenant through their own professional advisors.