

**369-371 Canal Street
New York, NY 10013**

**FOR SALE
\$9,950,000.00**

PROPERTY DESCRIPTION

Oxford Property Group has been retained on an exclusive basis to offer the sale of 369-371 Canal Street - two adjacent SoHo-Cast Iron mixed-use buildings on the intersection of Tribeca, Soho and Hudson Square - making these buildings in the middle of one of Manhattan's most prominent and cultured neighborhoods. A very diverse and highly dense foot traffic area, capturing the culture and uniqueness that New York has to offer. Completely surrounded by all main tourist attraction attractions, newly developed hotels, and condominiums. Rare opportunity as building has been managed and operated by current ownership for over 15 years.

For more information please contact: RICHARD WONG

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Property Features

BLOCK/LOT:	228/7
LOT DIMENSINS:	38' x 86' (Approx.)
LOT SIZE	3,268SF (Approx.)
ZONING:	M1-5A
BUILDNG SIZE:	24' x 100' (Approx.)
ADDITIONAL (BASEMENT)	3,268 SF
MAX FAR:	5.0
BUILDING SF:	10,413 (Approx.)
AIR RIGHTS:	5,927SF (Approx.)
TAX CLASS:	4

INCOME

371 Canal Street Retail	\$5,000
2nd Floor	\$2,400.00
3rd Floor	\$2,300.00
4nd Floor	\$3,000.00
5nd Floor	\$2,200.00
369 Canal Street Retail	\$6,000.00
369 Canal Street 2nd Floor	Vacant
TOTAL	\$20,900.00
ANNUAL TOTAL	\$250,800.00

EXPENSES

Insurance	\$13,632.00
Property Tax	\$82,000.00
Repairs	\$3,118.00
Water and Sewage	\$1,768.47
Utilities	\$9,500.00
ANNUAL TOTAL	\$110,018.47
NET PROFIT	\$140,781.53

369-371
Canal Street



369 Canal Street

369 Canal Street is attached to 371 Canal Street through the cellar along with a shared balcony that is on the roof of 369 Canal Street. First floor retail tenants run an extremely successful souvenir store and are currently on a month to month lease. The second floor was originally a live/work office space that features exposed brick on both walls with floor to ceiling windows along with exclusive access to an outdoor balcony space on it's rooftop space.

371 Canal Street

371 Canal Street features a retail commercial space that is used as temporary event space. Above it are four live/work lofts that are fully occupied. Every floor, including the retail space and the cellar, all have exposed brick walls and floor to ceiling windows. 371 Canal Street also has an elevator shaft that is ready to be repaired and used immediately.



