

FOR SALE

PRIME MIXED-USE INVESTMENT OPPORTUNITY

26 ELDRIDGE STREET
NEW YORK, NY 10002



PROPERTY HIGHLIGHTS

- ▶ **Prime Location** in the heart of Lower Manhattan
- ▶ **Storefront Space** – Ideal for Owner-User or Retail Business
- ▶ **Excellent Condition** – Well-Maintained Property
- ▶ **High Foot Traffic Area** – Surrounded by Shops, Restaurants & Transit
- ▶ **Strong Investment Potential** with Steady Income



INVESTMENT OVERVIEW

- ▶ Income-Producing Property
- ▶ Great Return Potential
- ▶ Ideal for Investors & End-Users

LOCATION BENEFITS

- ▶ Steps to Public Transportation
- ▶ Close to Major Commercial Corridors
- ▶ Vibrant Neighborhood Amenities



William

Phone: [REDACTED]

Email: [REDACTED]

DON'T MISS THIS OPPORTUNITY!

Own a prime piece of New York City real estate
in a highly desirable and growing area.

Building 1 Property Management Corp

Tel: 516-387-2008

Email: 11369management@gmail.com

INVESTMENT OFFERING MEMORANDUM

26 Eldridge Street, New York, NY 10002

PROPERTY OVERVIEW

Prime mixed-use building located in the heart of Lower Manhattan. This well-maintained asset offers strong in-place income with additional upside potential. Ideal for both investors and owner-users seeking long-term growth in a high-demand area.

FINANCIAL SUMMARY

Asking Price	\$3,200,000
Gross Annual Income	\$233,652
Total Expenses	\$66,000
Net Operating Income (NOI)	\$167,652
Cap Rate	5.2%

EXPENSE BREAKDOWN

Property Tax	\$40,000
Electricity	\$8,000
Repairs	\$2,000
Super	\$7,000
Water	\$9,000

INVESTMENT HIGHLIGHTS

- Stable income-producing asset with strong NOI
- Approximately 5.6% cap rate in prime Manhattan location
- Potential upside through rent optimization
- High foot traffic retail corridor
- Ideal for both investors and end-users

CONTACT INFORMATION

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