



280 Grand St

280 Grand St, New York, NY 10002

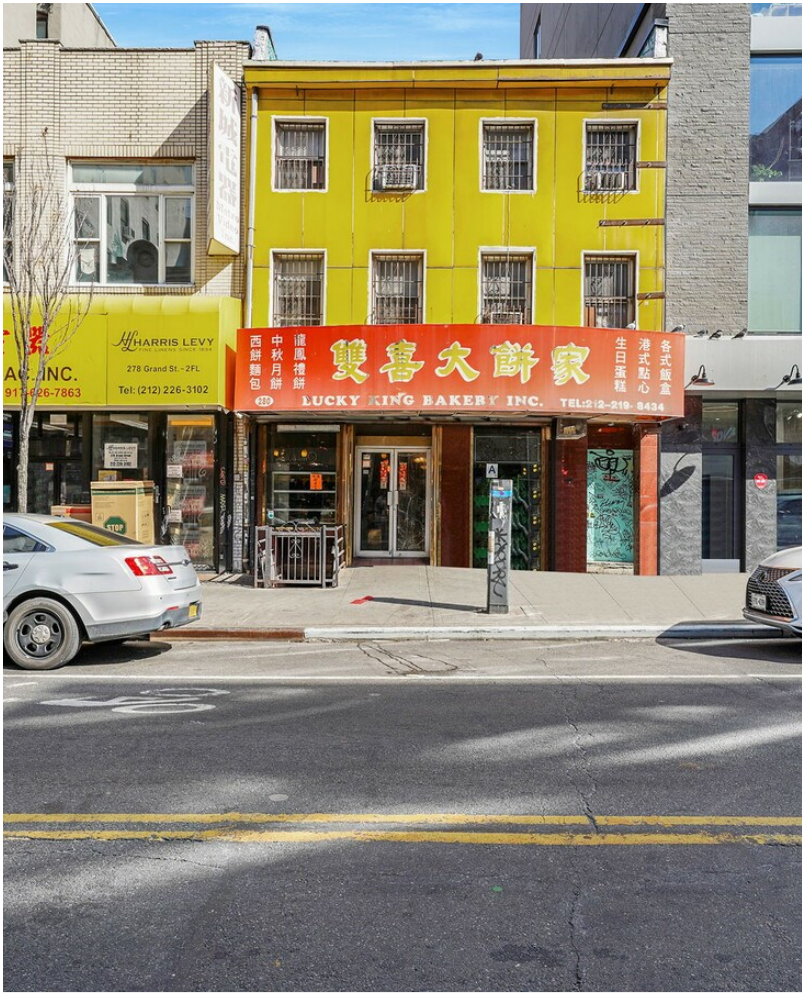


NestSeekers
INTERNATIONAL



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280 Grand St

Upon Request

The building is a 3-story, walk-up, mixed-use building consisting of 1 residential unit and 2 commercial units. It occupies a midblock location between Eldridge Street and Forsyth Street/Sara D. Roosevelt Park. According to public record and supported by measurements provided by municipal measurement tools, the subject contains 4,471 square feet of gross building area. It is currently 100% occupied by a single tenant through December 31, 2024. The ground floor is utilized as a bakery and the tenant has built out a full industrial grade kitchen in the below-grade cellar. The second floor is built out as office space and is used by the tenant as storage. The third floor is a two-bedroom, one-bath apartment. The floors are individually metered for electricity, with meters located in the basement. There is a hot water heater located in the basement. The floors are individually metered for gas, with meters located in the basement. There is a gas fired furnace for heating. Cooling for upper floors from window AC units powered by electricity. Ground floor retail unit has central AC. Dumbwaiter connecting the basement kitchen to a prep kitchen at grade....



Rental Rate:	Upon Request
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	5,574 SF
Year Built:	1920
Walk Score ®:	100 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Rental Rate Mo:	Upon Request

Basement

1

Space Available	1,708 SF
Rental Rate	Upon Request
Contiguous Area	5,574 SF
Date Available	May 31, 2025
Service Type	Net
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

1st Floor

2

Space Available	2,174 SF
Rental Rate	Upon Request
Contiguous Area	5,574 SF
Date Available	May 31, 2025
Service Type	Net
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Fantastic retail space on busy Grand Street, no key money. Perfect for F&B operations, large kitchen fully equipped, would be great commissary space. Currently in operation as a bakery. Ground floor has bakery counter, dining room, and a large vented baking room in the rear of the ground floor space with gas. Basement is included in ground floor rent. Cannot be rented separately. Basement is fully vented with gas, three walk-in fridges, dumb waiter, restroom and plenty of power. Basement has egress direct to Grand street for deliveries. Email us for a tour todayevan@charneycompanies.com phil@charneycompanies.co

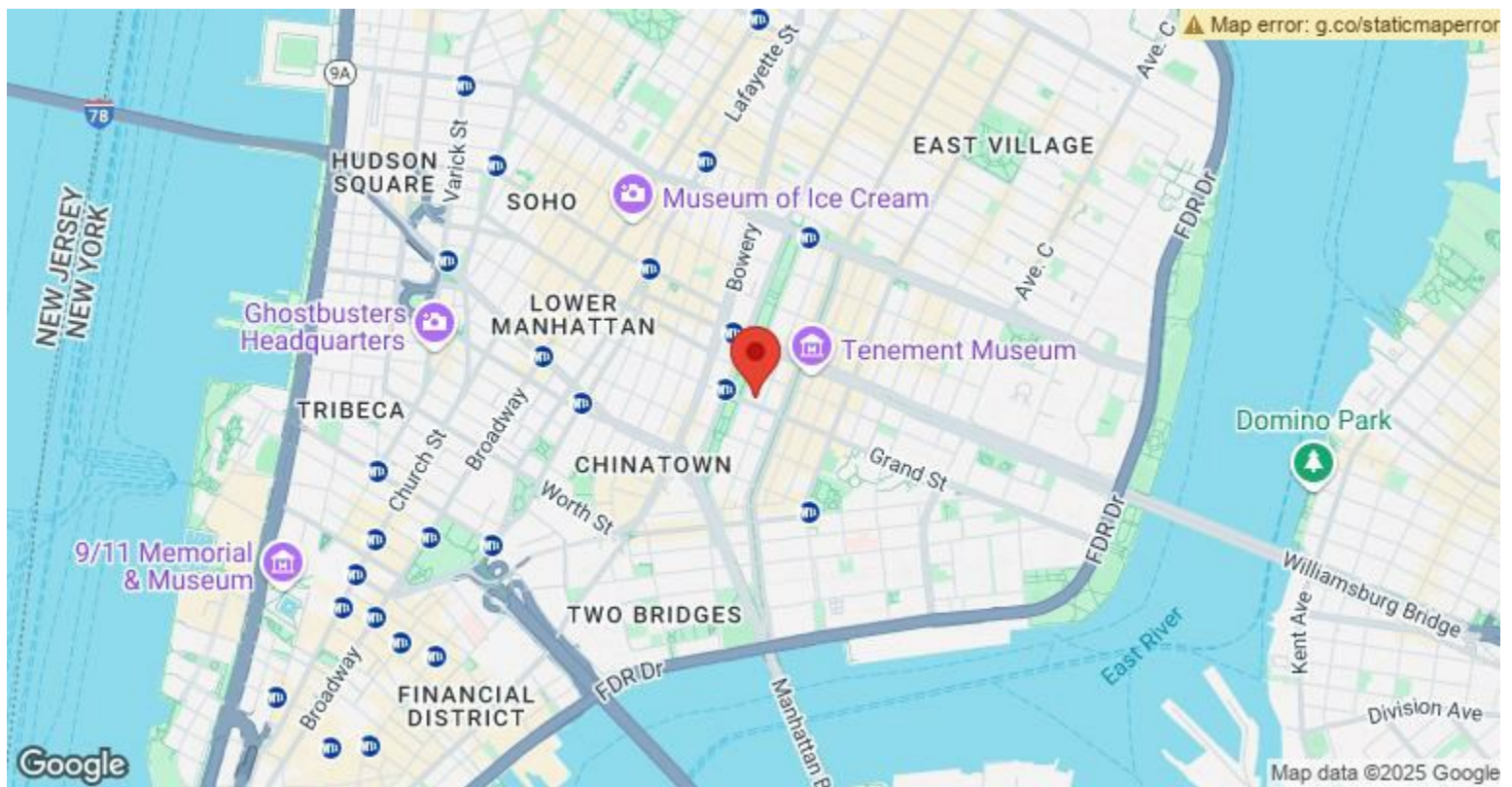
2nd Floor

3

Space Available	854 SF
Rental Rate	Upon Request
Contiguous Area	5,574 SF
Date Available	May 31, 2025
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

3rd Floor

Space Available	838 SF
Rental Rate	Upon Request
Contiguous Area	5,574 SF
Date Available	May 31, 2025
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable



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Property Photos



4-web-or-mls-15457 Final 0004



5-web-or-mls-15457 Final 0005

Property Photos



6-web-or-mls-15457 Final 0006



7-web-or-mls-15457 Final 0007

Property Photos



8-web-or-mls-15457 Final 0008



9-web-or-mls-15457 Final 0009

Property Photos



10-web-or-mls-15457 Final 0010



11-web-or-mls-15457 Final 0011

Property Photos



Property Photos



Property Photos



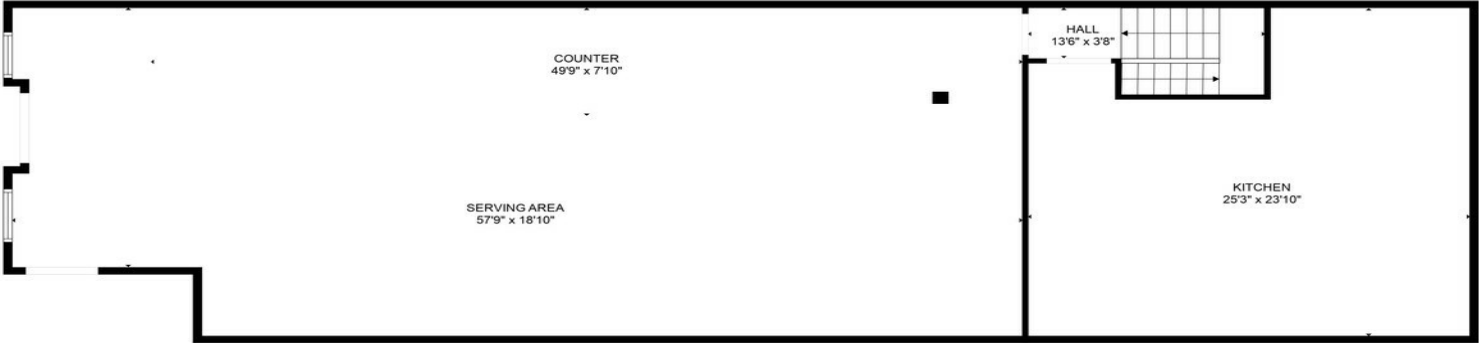
Property Photos



Property Photos



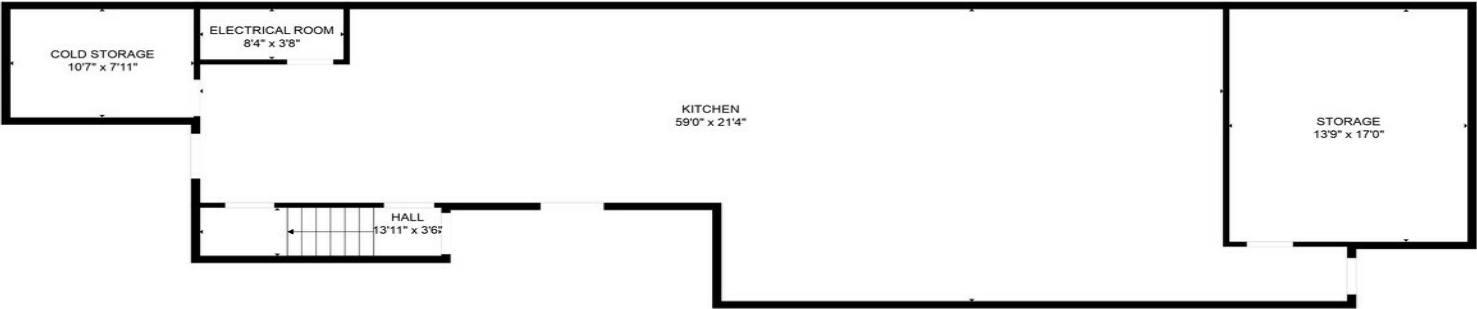
20-web-or-mls-15457 Final 0020



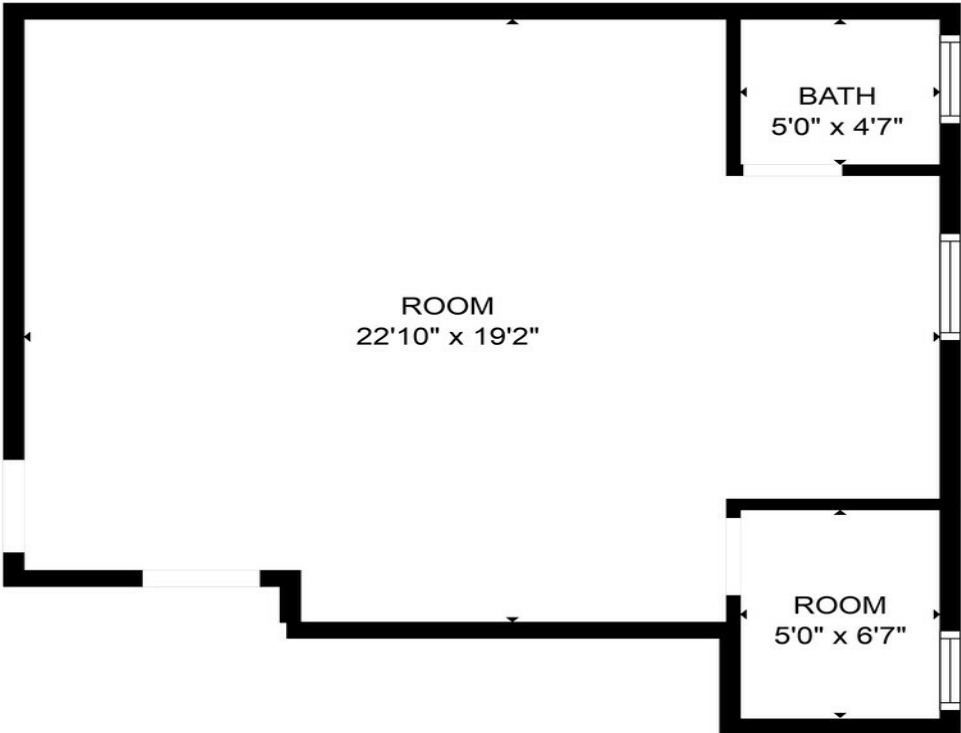
TOTAL: 1538 sq. ft
FLOOR 1: 1538 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Property Photos



TOTAL: 1106 sq. ft.
BELOW GROUND: 1106 sq. ft.
EXCLUDED AREAS: COLD STORAGE: 86 sq. ft, STORAGE: 234 sq. ft, ELECTRICAL ROOM: 31 sq. ft.
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



TOTAL: 442 sq. ft.
FLOOR 1: 442 sq. ft.
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.