



280 Grand St

280 Grand St, New York, NY 10002

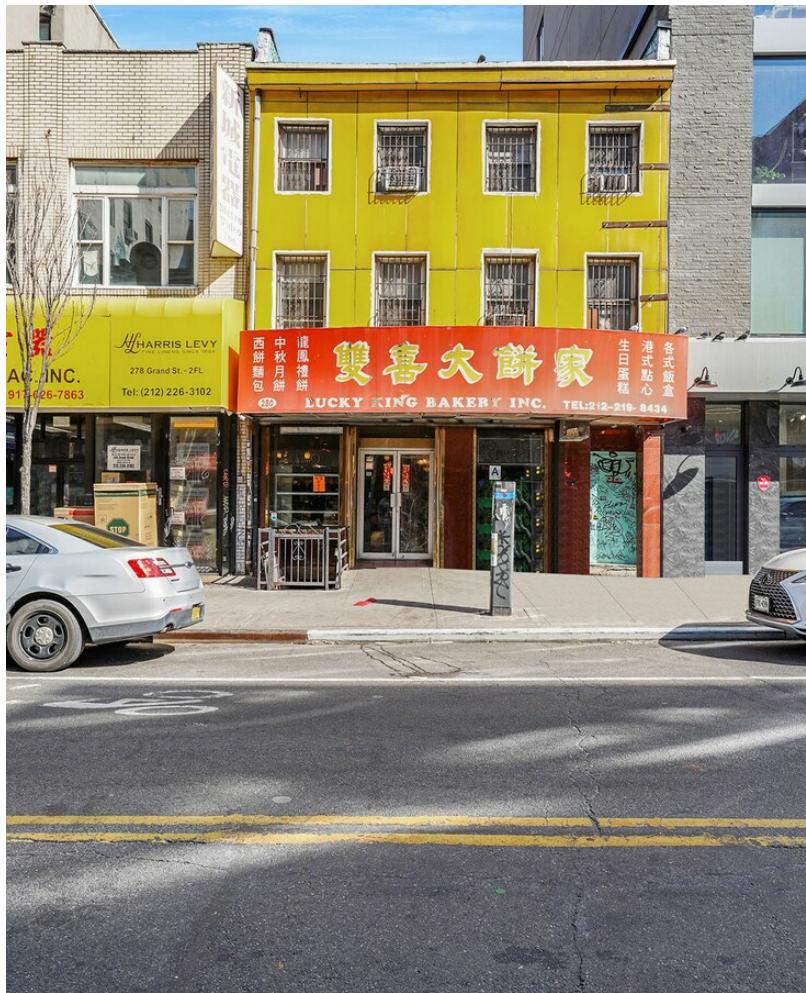


NestSeekers
INTERNATIONAL

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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

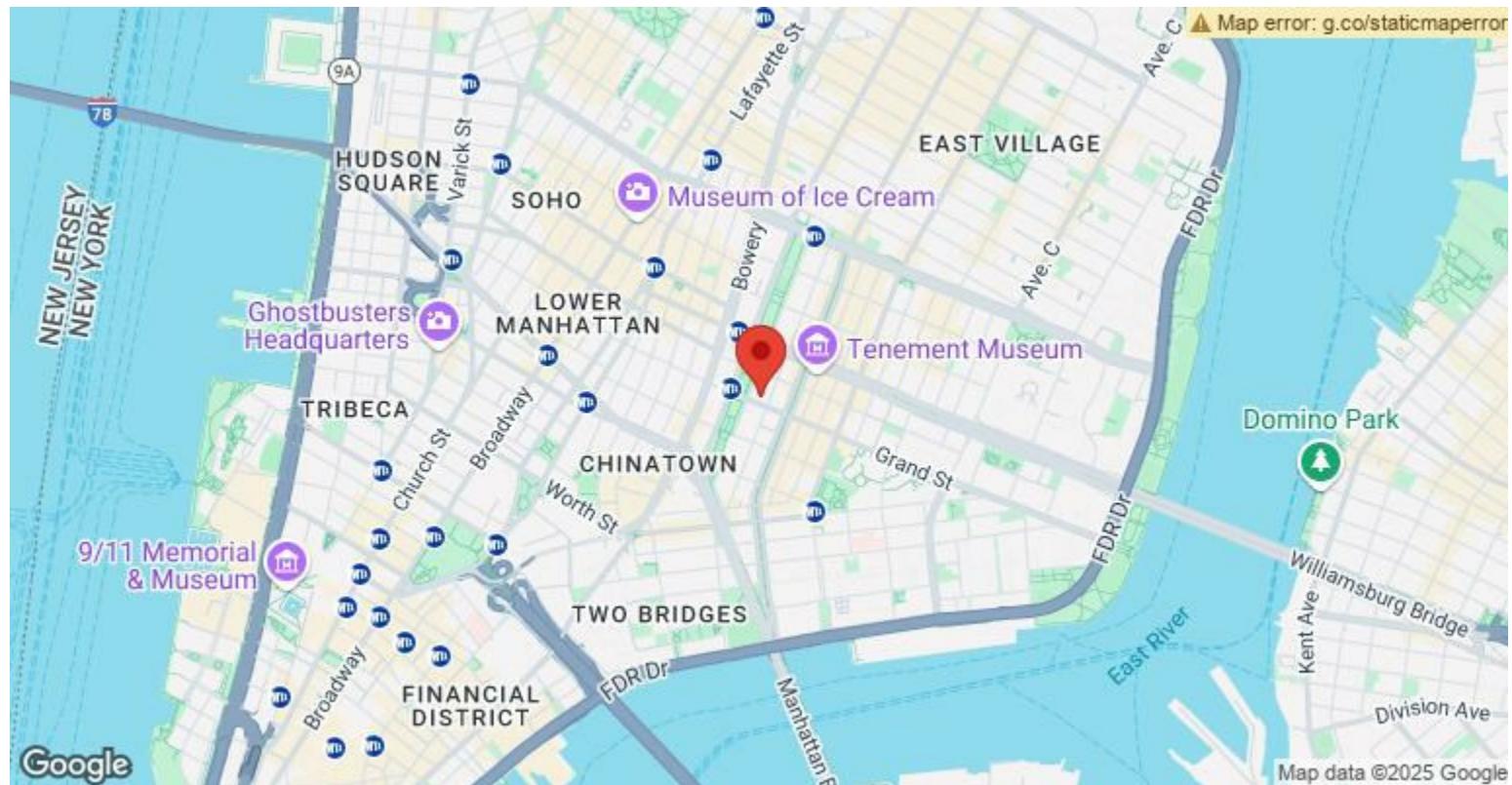
3

| | |
|-----------------|------------------|
| 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

4

| | |
|-----------------|------------------|
| 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

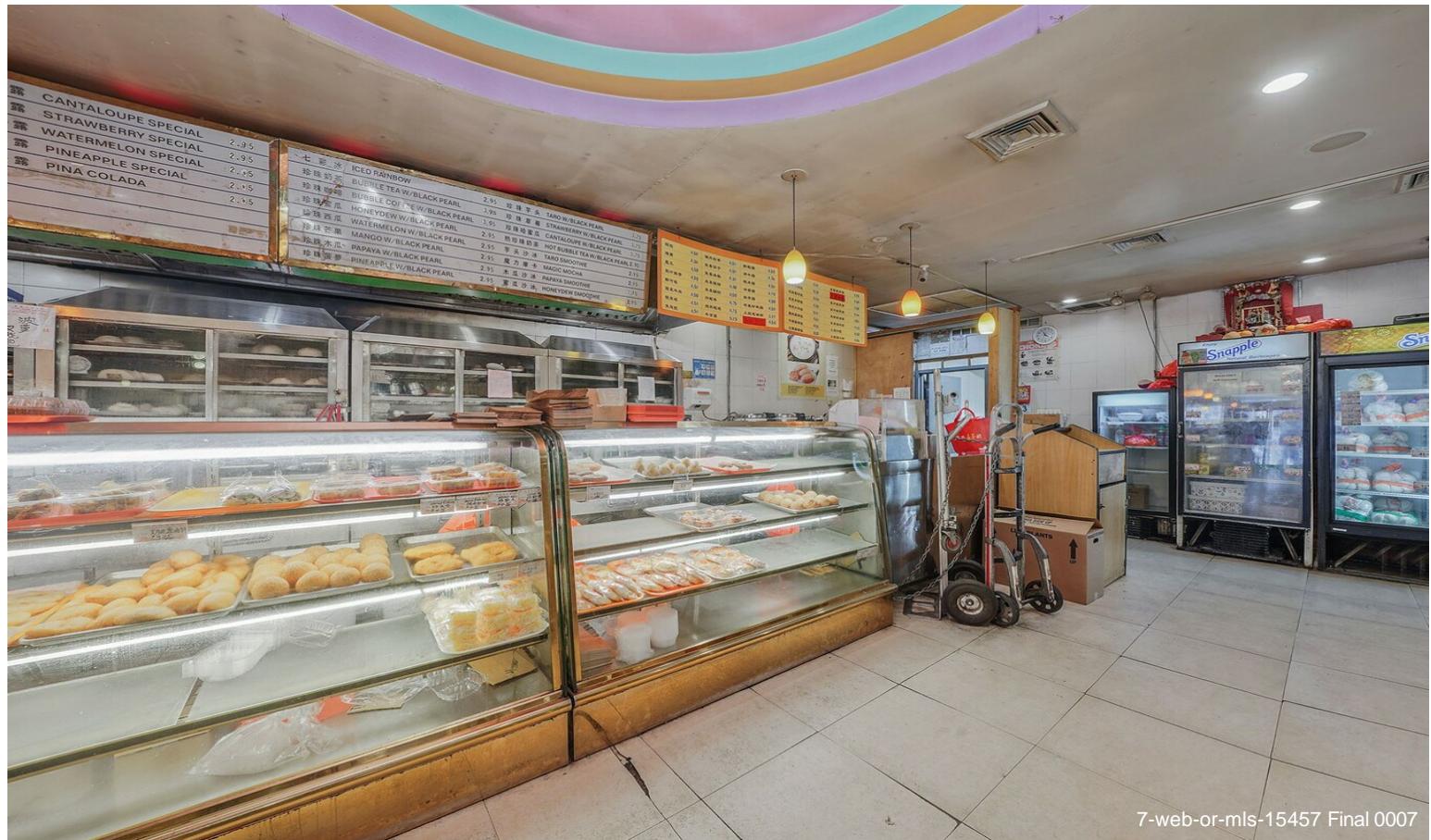


4-web-or-mls-15457 Final 0004



5-web-or-mls-15457 Final 0005

Property Photos



Property Photos



Property Photos



10-web-or-mls-15457 Final 0010



11-web-or-mls-15457 Final 0011

Property Photos



12-web-or-mls-15457 Final 0012



13-web-or-mls-15457 Final 0013

Property Photos

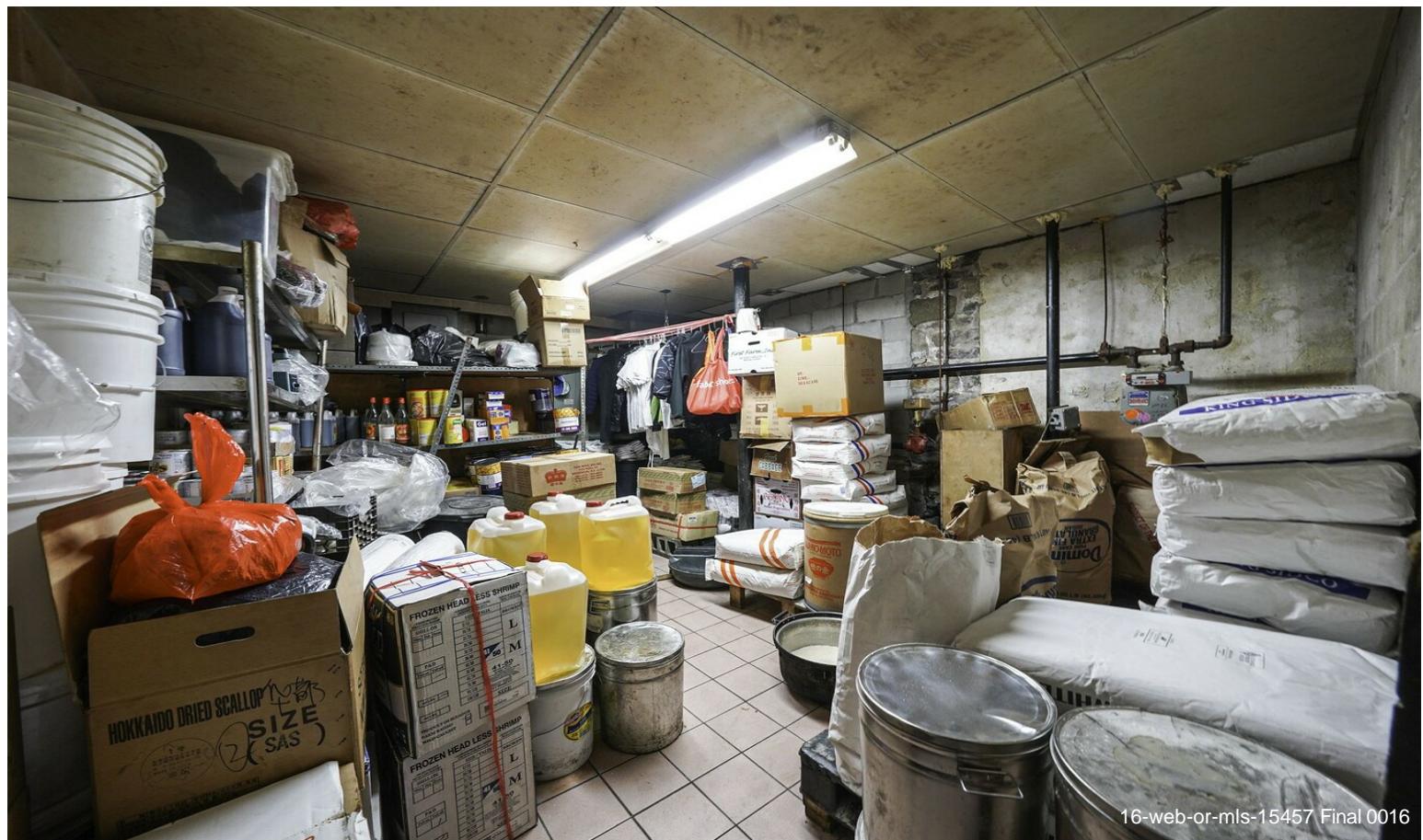


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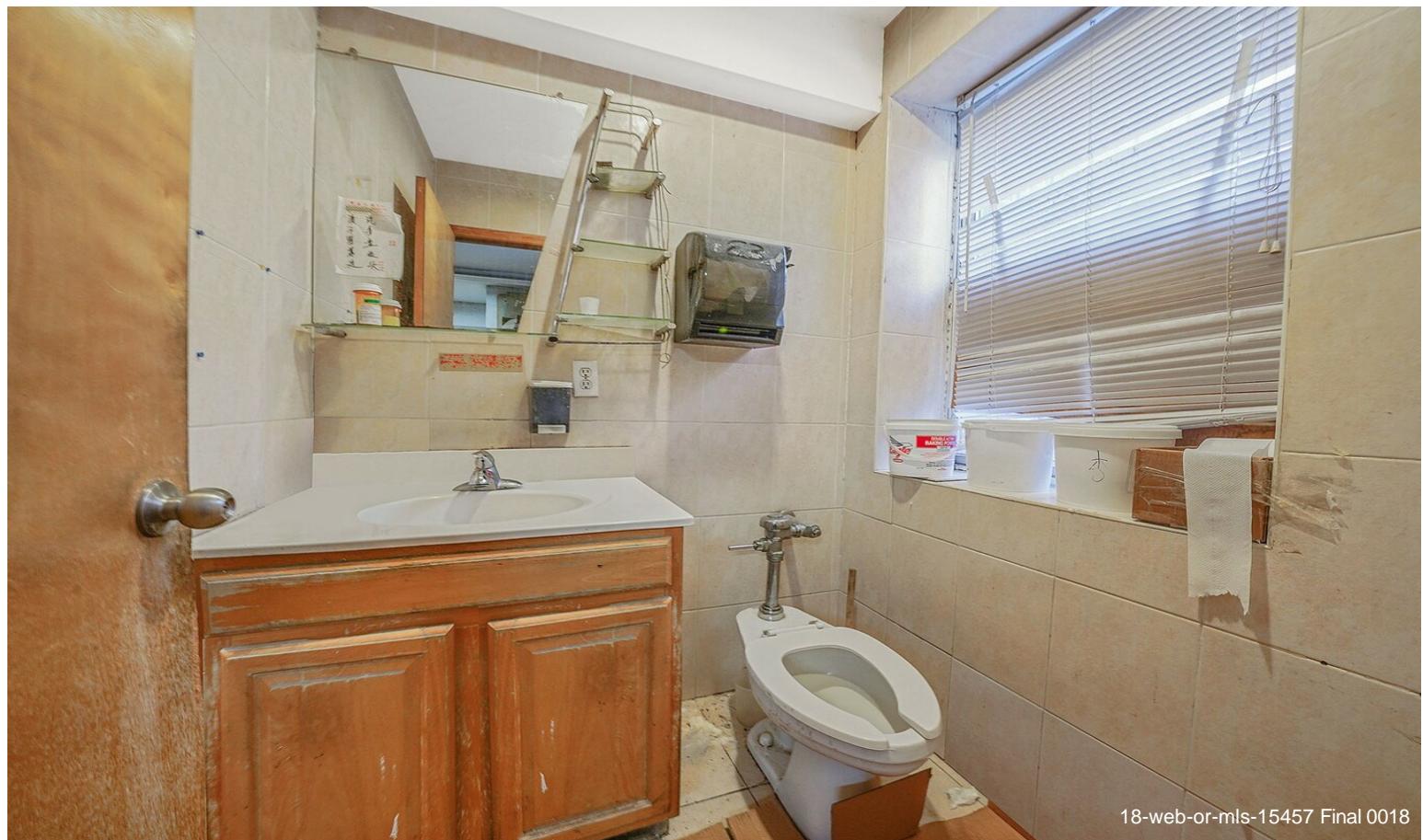


15-web-or-mls-15457 Final 0015

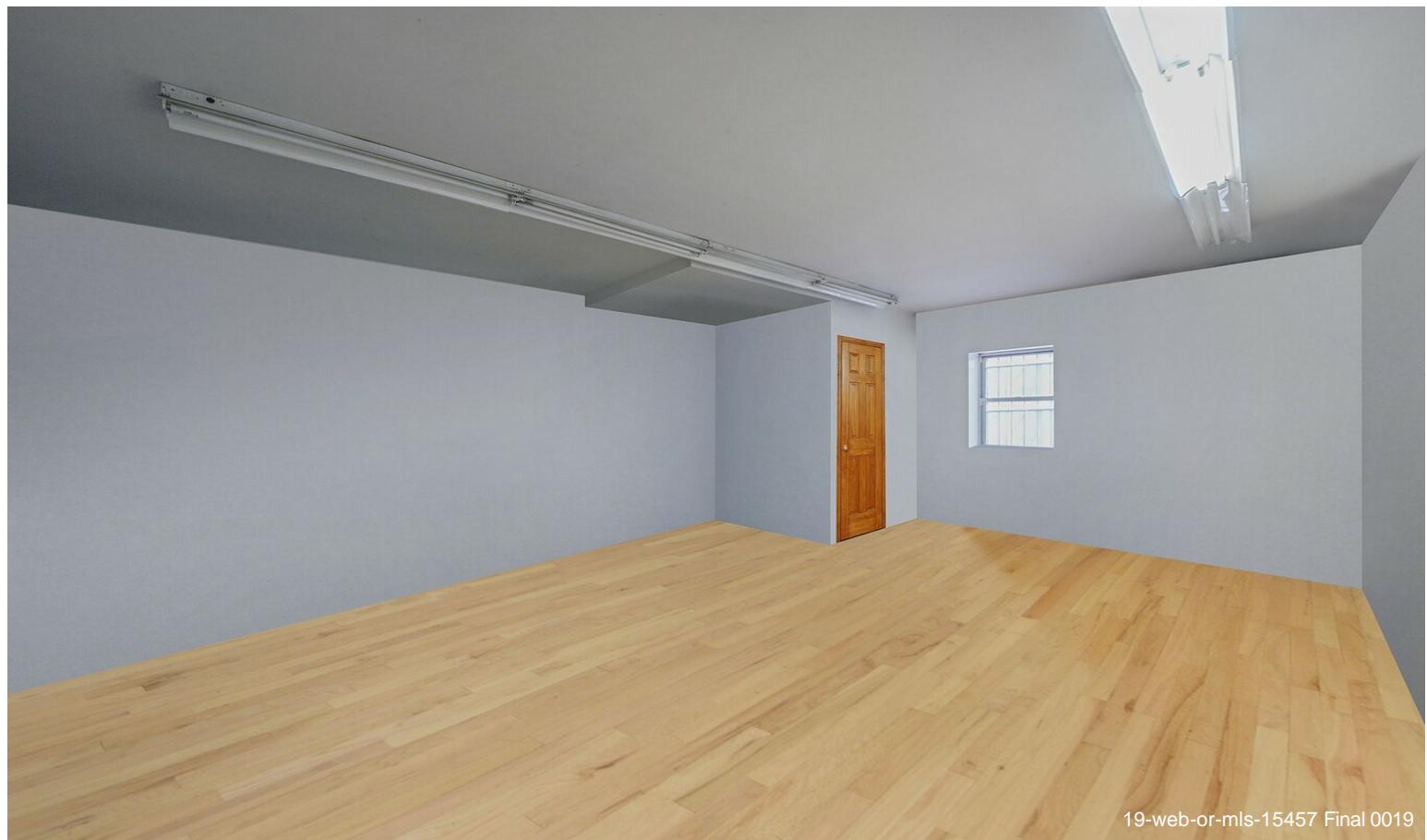
Property Photos



Property Photos

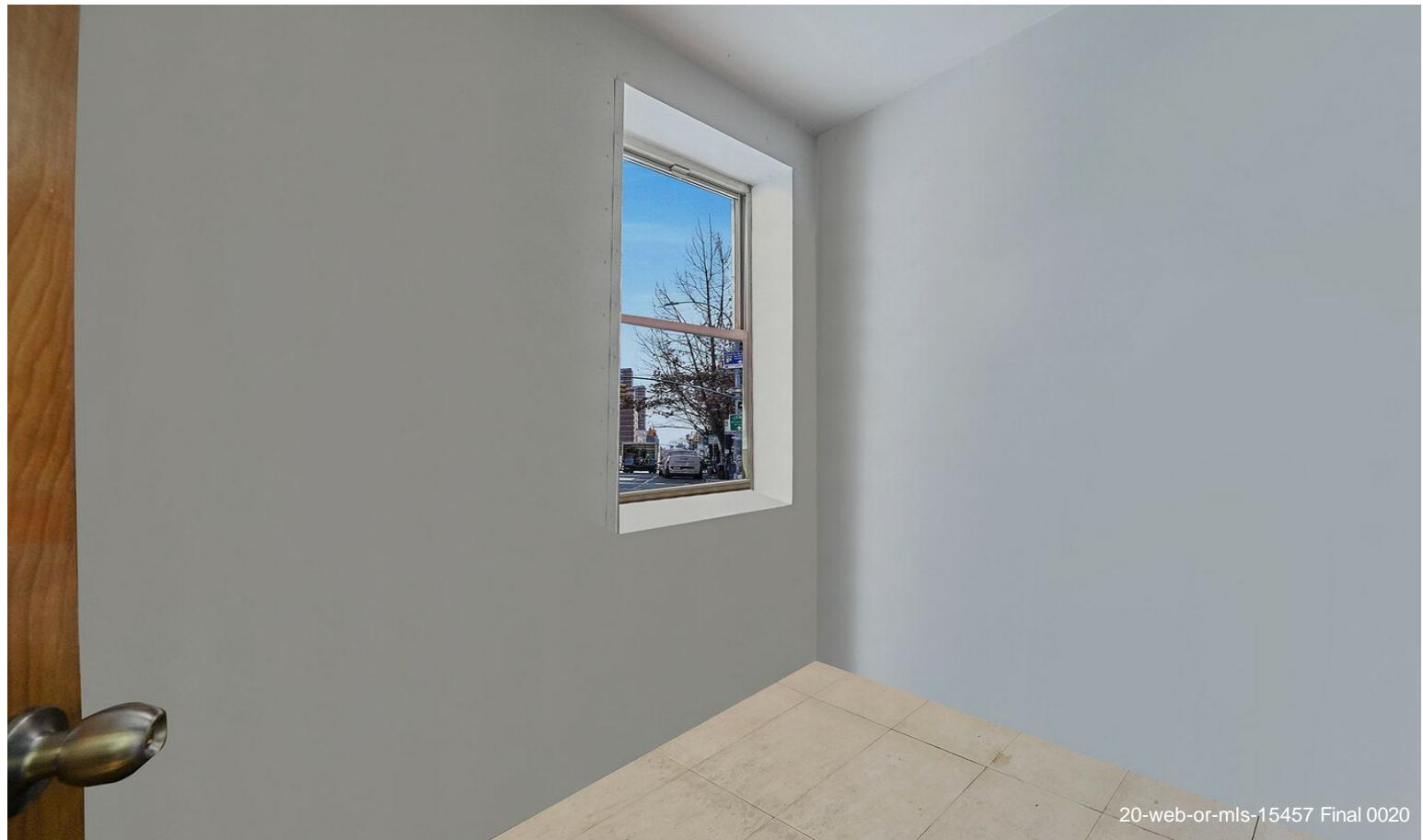


18-web-or-mls-15457 Final 0018

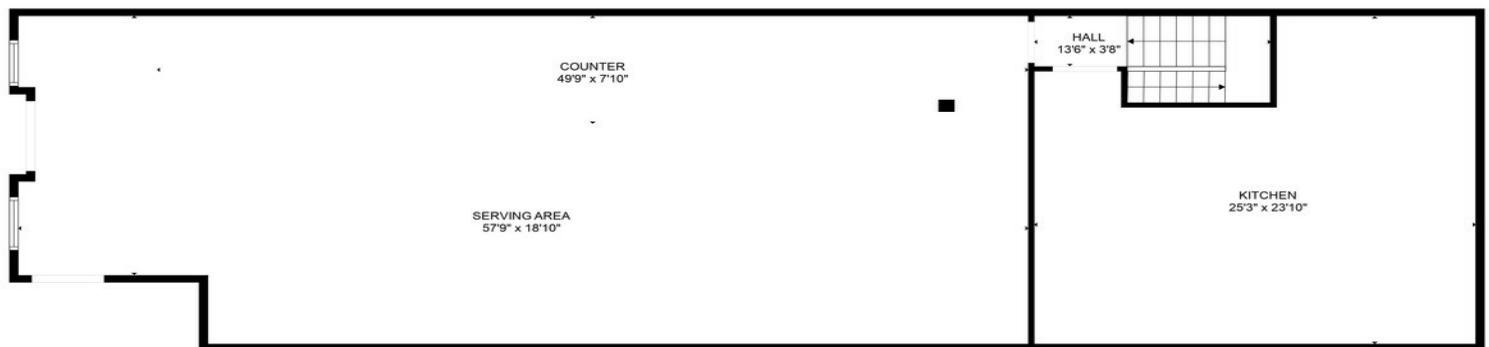


19-web-or-mls-15457 Final 0019

Property Photos



20-web-or-mls-15457 Final 0020



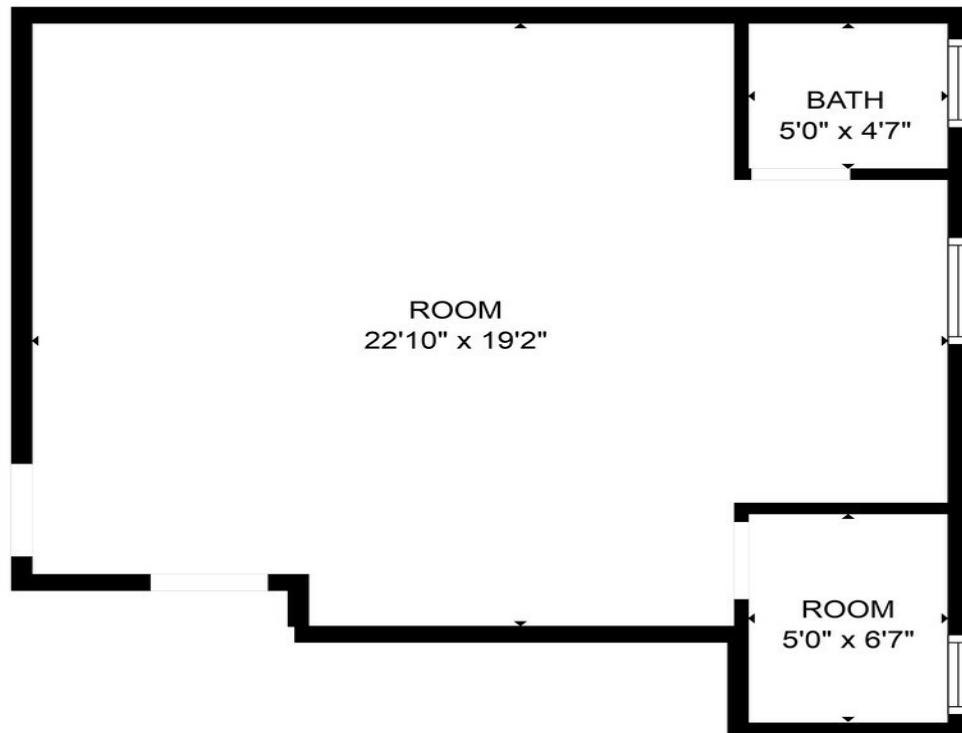
TOTAL: 1538 sq. ft
FLOOR 1: 1538 sq. ft

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.