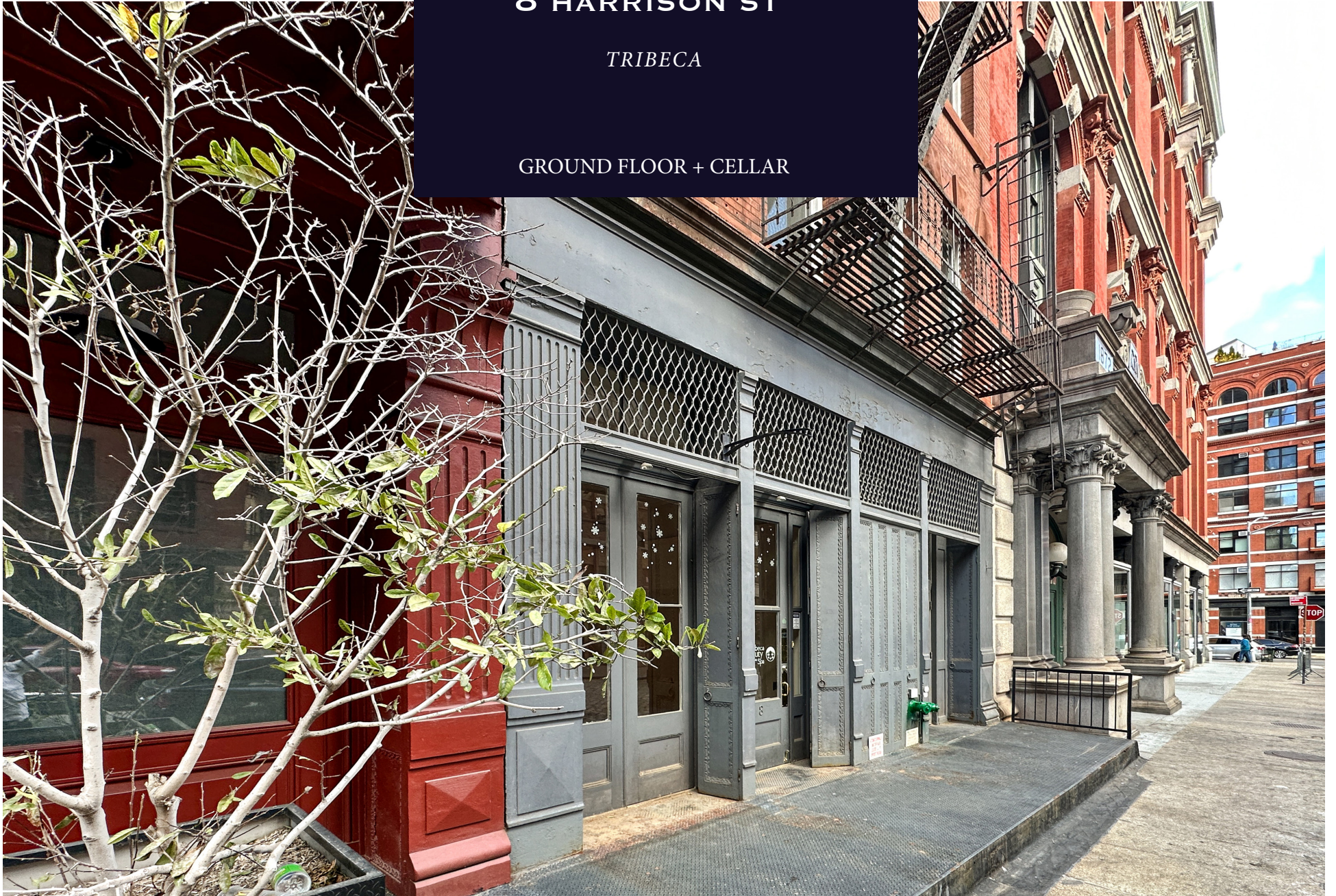


RETAIL

8 HARRISON ST

TRIBECA

GROUND FLOOR + CELLAR



TRIBECA

8 Harrison Street # 1

Condo
5 Units
Year Built 1885

Retail
3,735 Sq Ft aprox.
2 Levels
Monthly Taxes \$1,456
CC \$532





MONICA LUQUE
Licensed Associate Real Estate Broker
monica.luque@elliman.com
Cel: 347.302.4988

Step into Tribeca's history with this rare opportunity to own a street-level retail space at 8 Harrison Street, a building rooted in New York City's industrial past. Constructed in 1915 as part of Tribeca's warehousing district, the building's red-brick façade and industrial features have been carefully preserved, offering authentic charm.

Tribeca has transformed into one of New York's most fashionable neighborhoods, and 8 Harrison Street has evolved with it. Now part of the Tribeca West Historic District, the property is protected to maintain its unique architectural character.



MONICA LUQUE
Licensed Associate Real Estate Broker
monica.luque@elliman.com
Cel: 347.302.4988

The whole space has a ground floor, and a cellar has 3,735 SF, which is perfect for boutique retail, a gallery, or a creative office with a street-level presence in an exclusive district.

Surrounded by luxury retail, fine dining, and cultural institutions, this space offers businesses a prime location in a historic yet modern neighborhood. It's easily accessible via multiple subway lines, including the 1, 2, 3, 4, 5, 6, A, C, E, R, J, and Z trains.

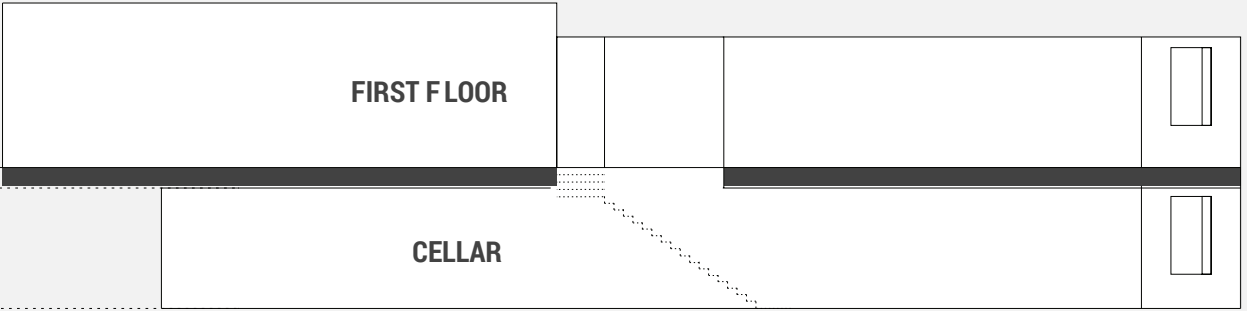
Don't miss the chance to own a piece of Tribeca's history while positioning your business in one of New York City's most sought-after locations. Contact us today for more information or to schedule a private viewing

HARRISON ST



GROUND FLOOR

1' 5'

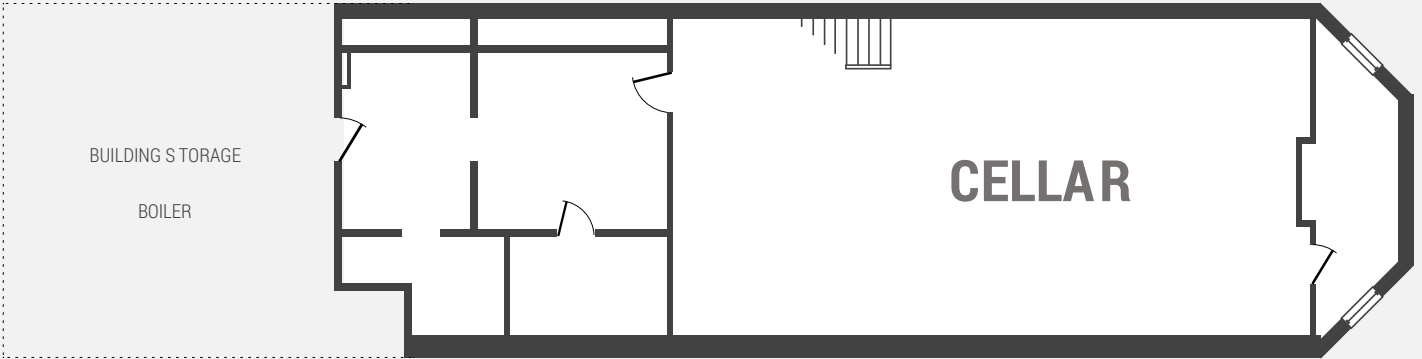


FIRST FLOOR

CELLAR

Ground Floor 1,890 SqFt
Cellar 1,845 SqFt

TOTAL 3,735 SqFt



BUILDING'S STORAGE
BOILER

CELLAR



8 HARRISON ST

INCOME

Rent Roll	PROFORMA 2025
	<u>20,000</u> Month
	240,000 Year

PROFORMA 2025

EXPENSES

Property tax		17,500
Management		6,400
Reserve - Rent Roll	5%	<u>12,000</u>
		35,900 Year

NOI 204,100

Asking 3,600,000

Cap Rate **5.7%**

HARRISON ST

81'

BUILDING STORAGE
BOILER

GROUND
FLOOR

CELLAR

25'

DESIGNED BY WWW.VIBRAUS

© 2022 ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT, OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. © EQUAL HOUSING OPPORTUNITY. 575 MADISON AVENUE, NY, NY 10022. 212.891.7000



LUQUE TEAM AT  Douglas Elliman

MONICA LUQUE

Licensed Associate Real Estate Broker
monica.luque@elliman.com

Cel: 347.302.4988

575 Madison
New York NY 10022