

EXCLUSIVE LISTING

212 BOWERY NY, NY

~15,000 BSF Development Site
Bowery/Nolita FM Classic Bowery Loft Building

Potential Headquarter for a Gallery across from the New Museum

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212 BOWERY NY, NY

PROPERTY INFORMATION

LOCATION

212 Bowery, New York, NY 10002

BUILDING SIZE

7,225 SF

LOT SIZE

2,500 SF (25ft x 100ft)

UNITS

4 Units (3 Apts + 1 Retail)

EXISTING AND UNUSED

15,000 BSF (7,775 SF Air Rights)

NOTES

Four Story Building Located at the street intersection of Rivington + Bowery between Spring + Prince

Lots Of Natural Light

Large Retail Space

Lease out for retail at \$21,000/mo 1 year

15,000 BSF (7,775 SF Air Rights)

Air Rights useable with City of Yes

Steps from retailers and the B, D, F, M, R, W Trains

ASKING PRICE: \$7.5M

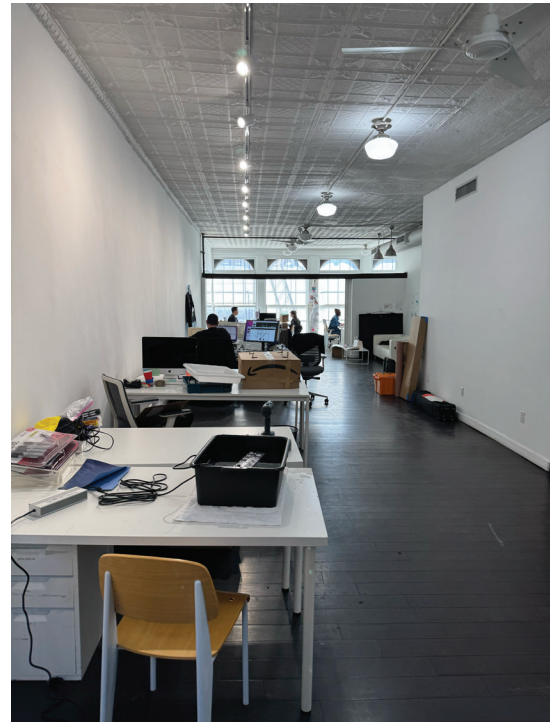
FINANCIALS

| | | |
|-----------------------|---|-------------|
| OFFICE | 3 | \$257,340 |
| RETAIL (PROJECTED) | 1 | \$276,000 |
| TOTAL INCOME | | \$533,340 |
| REAL ESTATE TAXES | 4 | \$178,387 |
| WATER & SEWER | | Tenants Pay |
| ELECTRIC | | Tenants Pay |
| FUEL/GAS | | Tenants Pay |
| INSURANCE | | \$12,000 |
| REPAIRS & MAINTENANCE | | \$3,000 |
| MANAGEMENT | | \$12,000 |
| TOTAL EXPENSES | | \$205,387 |
| NET OPERATING INCOME | | \$327,953 |

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FOUR STORY BUILDING LOCATED AT THE INTERSECTION OF RIVINGTON + BOWERY BETWEEN SPRING + PRINCE



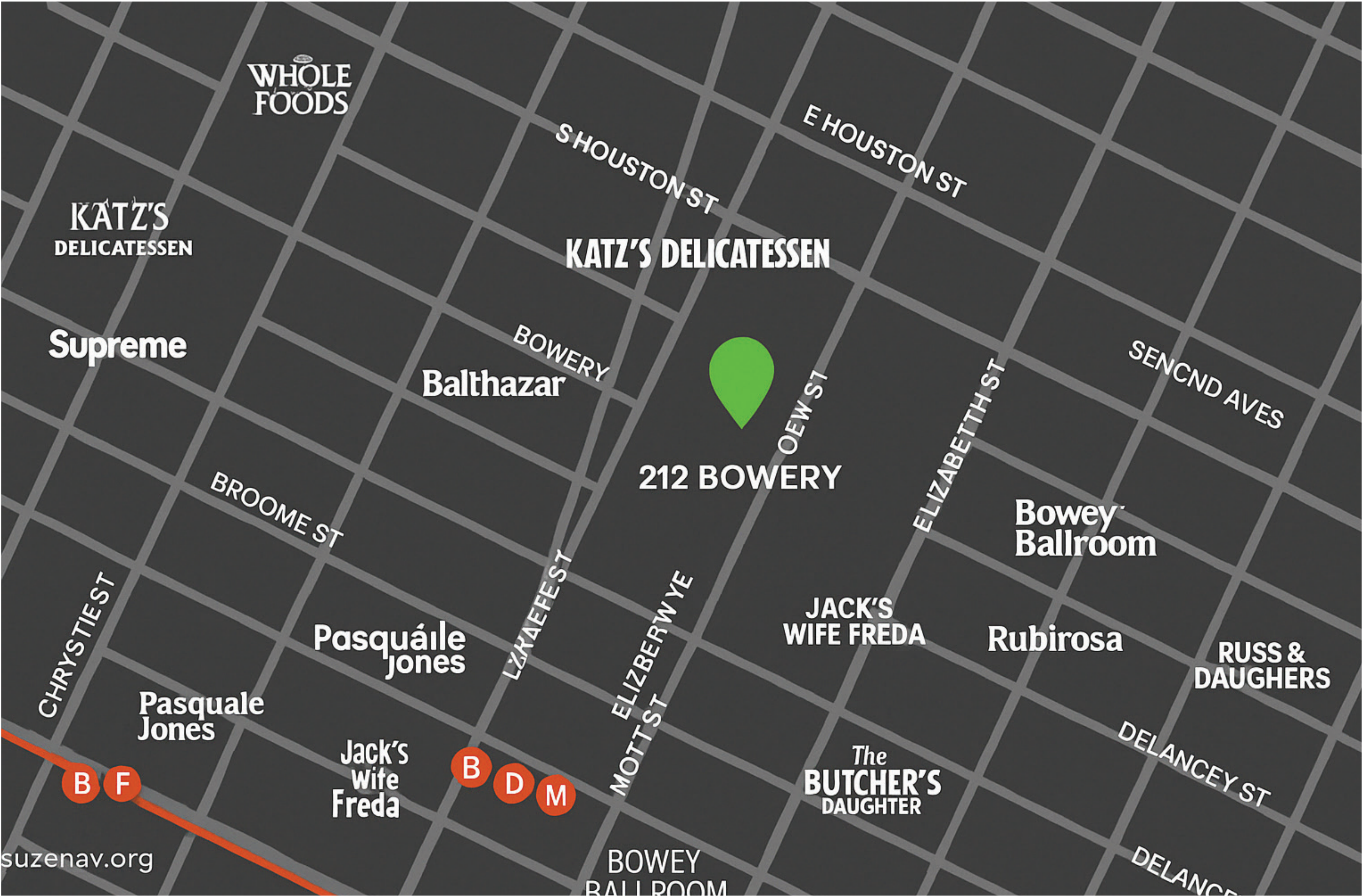
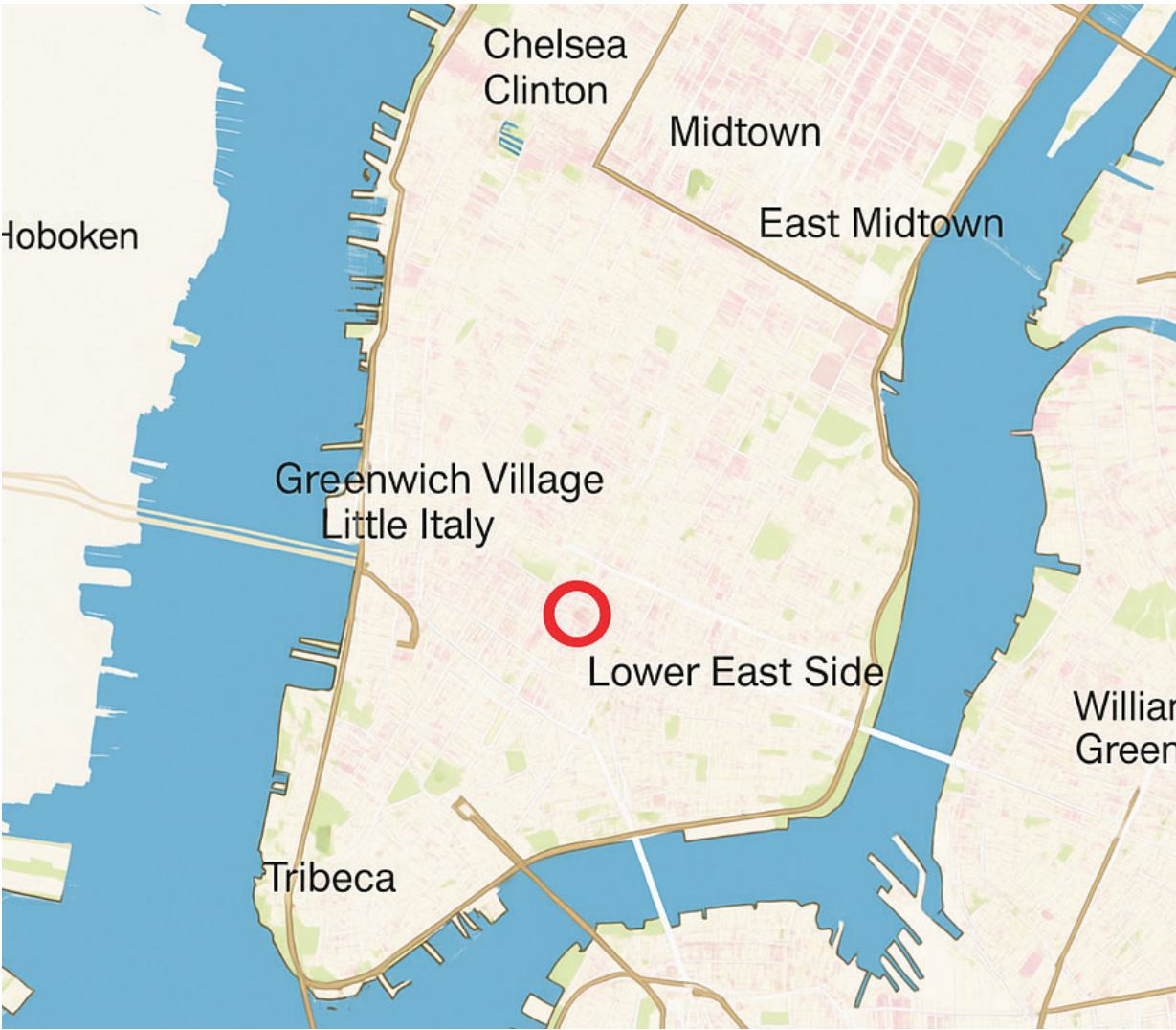
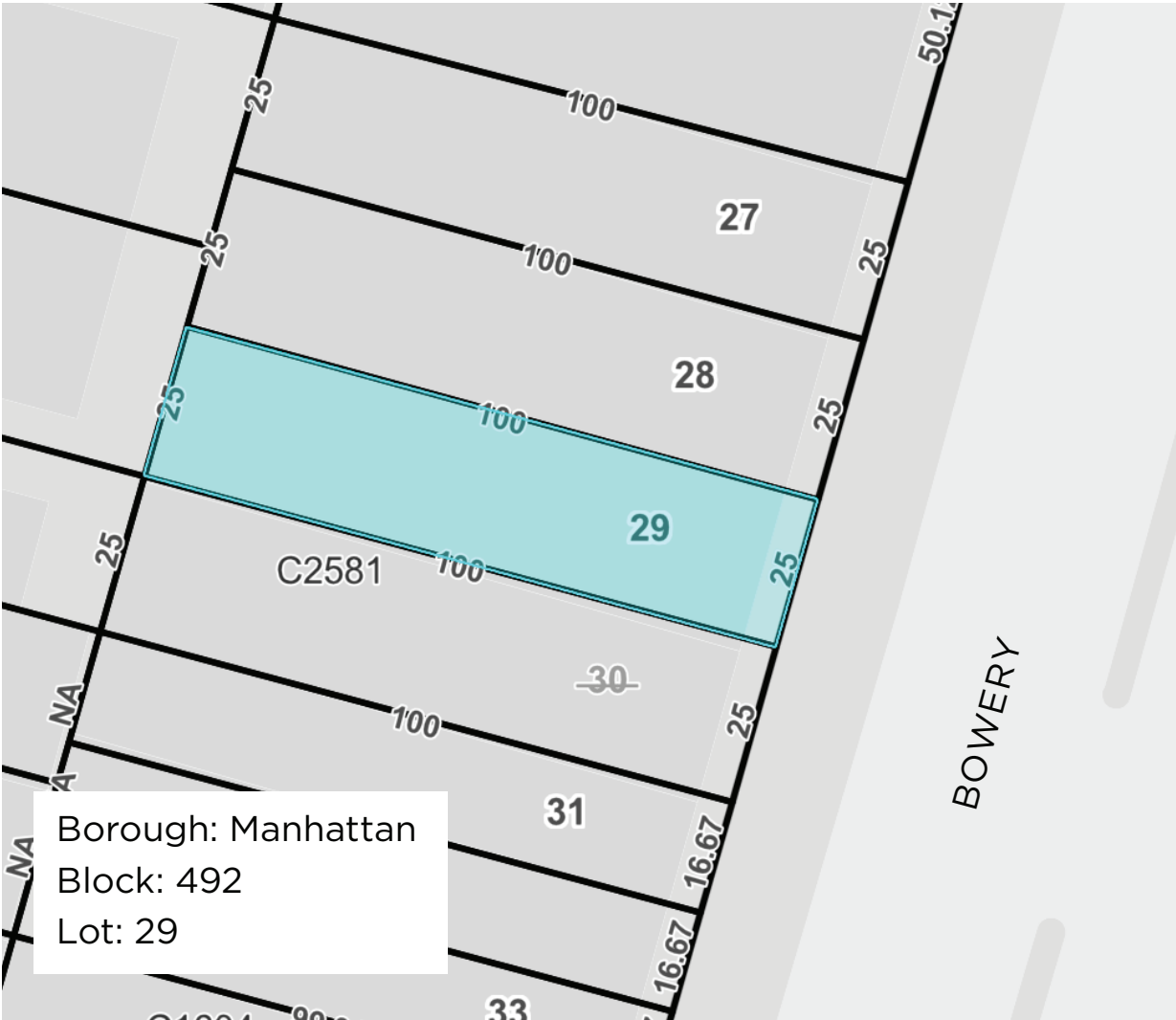
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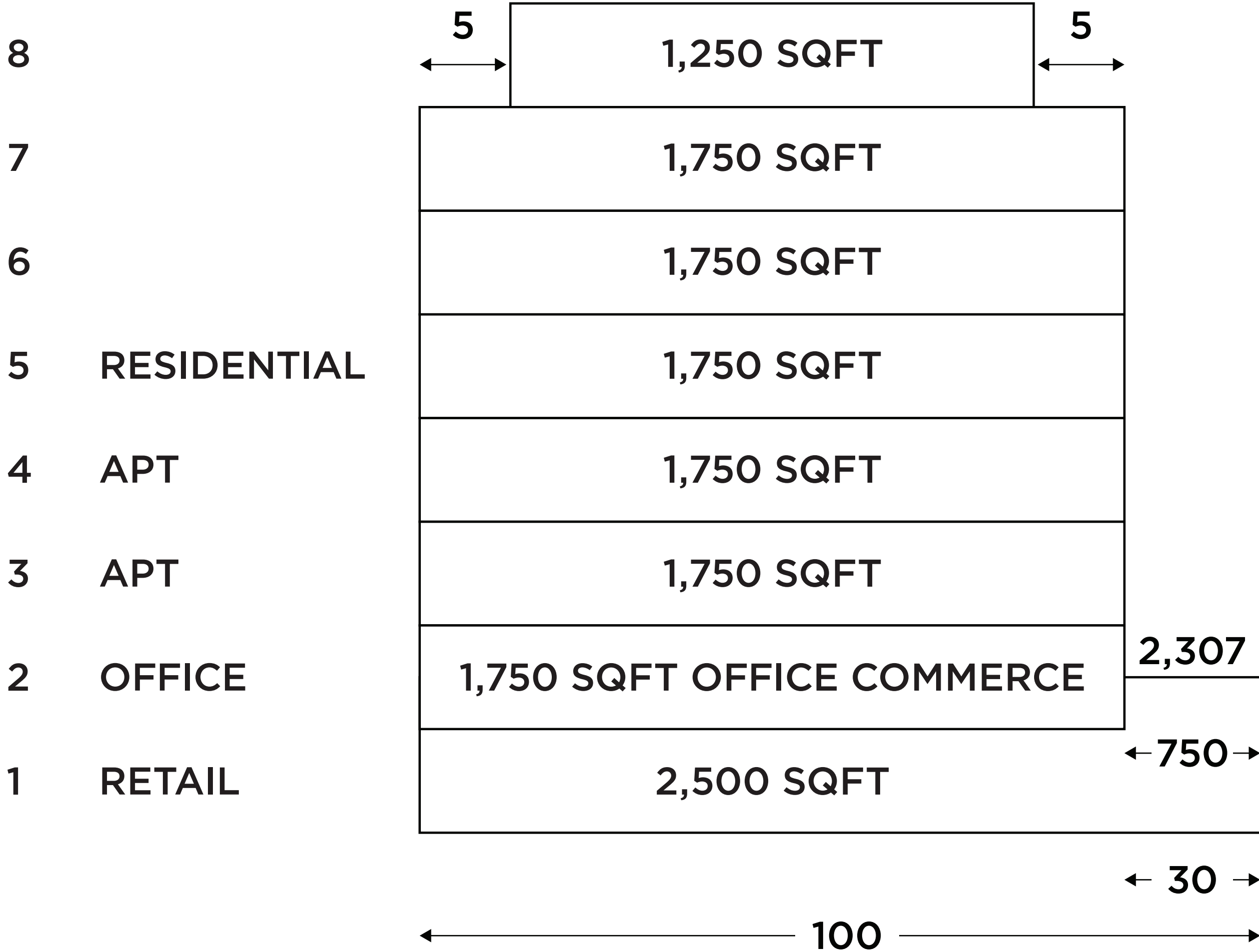
RENT ROLL

| UNIT | STATUS | NOTES | CURRENT RENT | PROJECTED RENT |
|---------------|--------|---|--------------|----------------|
| RETAIL | | LONG IN-PLACE GALLERY | \$23,000 | \$23,000 |
| FLOOR ONE | OFFICE | LEASE EXP 07/30/27 OPEN LOFT OFFICE W/OUTDOOR SPACE | \$8,250 | \$11,000 |
| FLOOR TWO | OFFICE | LEASE EXP 07/30/27 OFFICE SPACE | \$6,695 | \$9,000 |
| FLOOR THREE | OFFICE | OPEN LOFT STYLE GALLERY | \$6,500 | \$9,000 |
| MONTHLY TOTAL | | | \$44,445 | \$52,000 |
| ANNUAL TOTAL | | | \$533,340 | \$624,000 |

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GROSS FLOOR AREA



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