



## 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

**EMMA JENNEY**

Licensed Real Estate Agent

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## 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

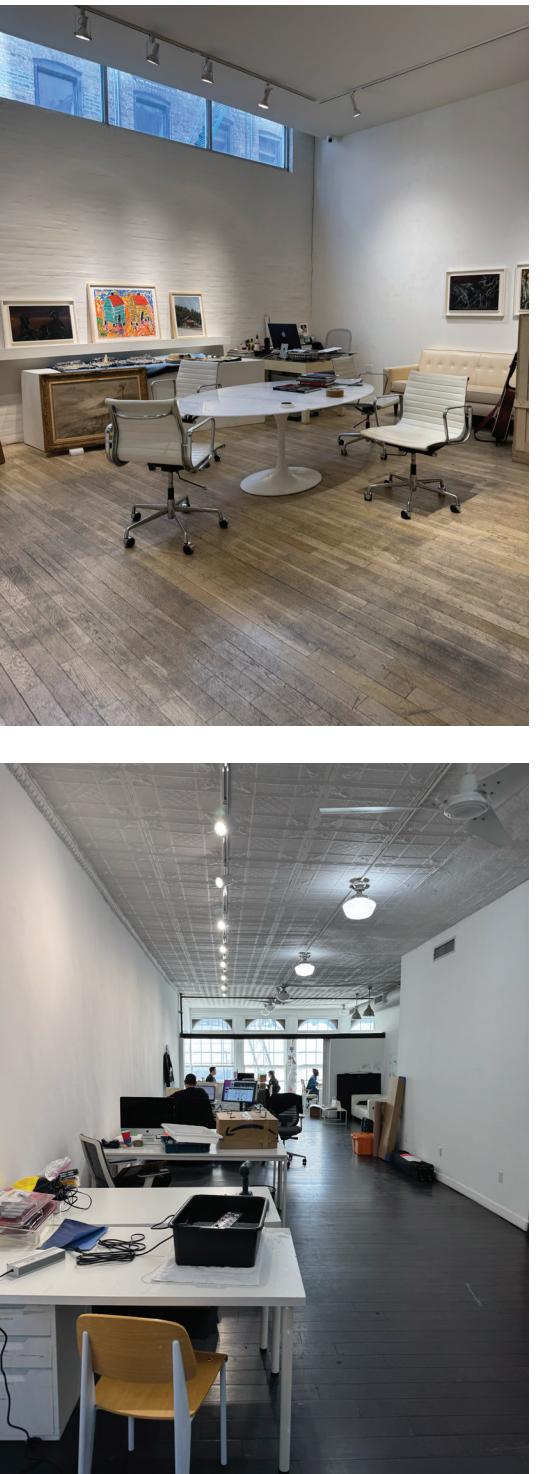
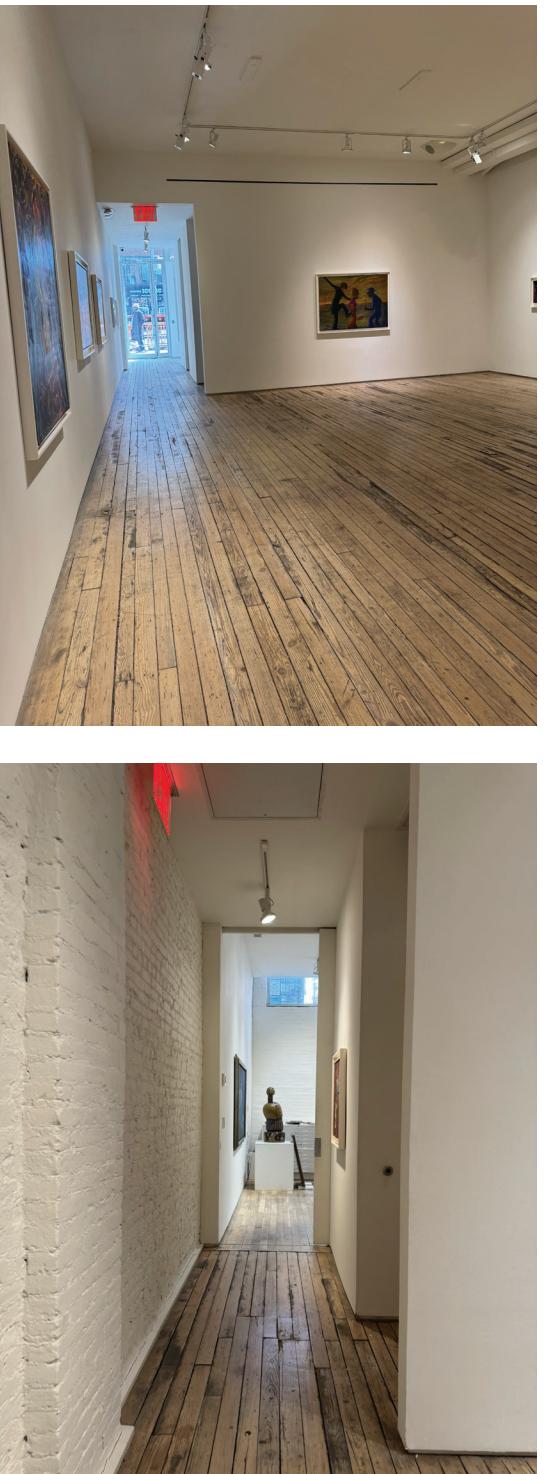
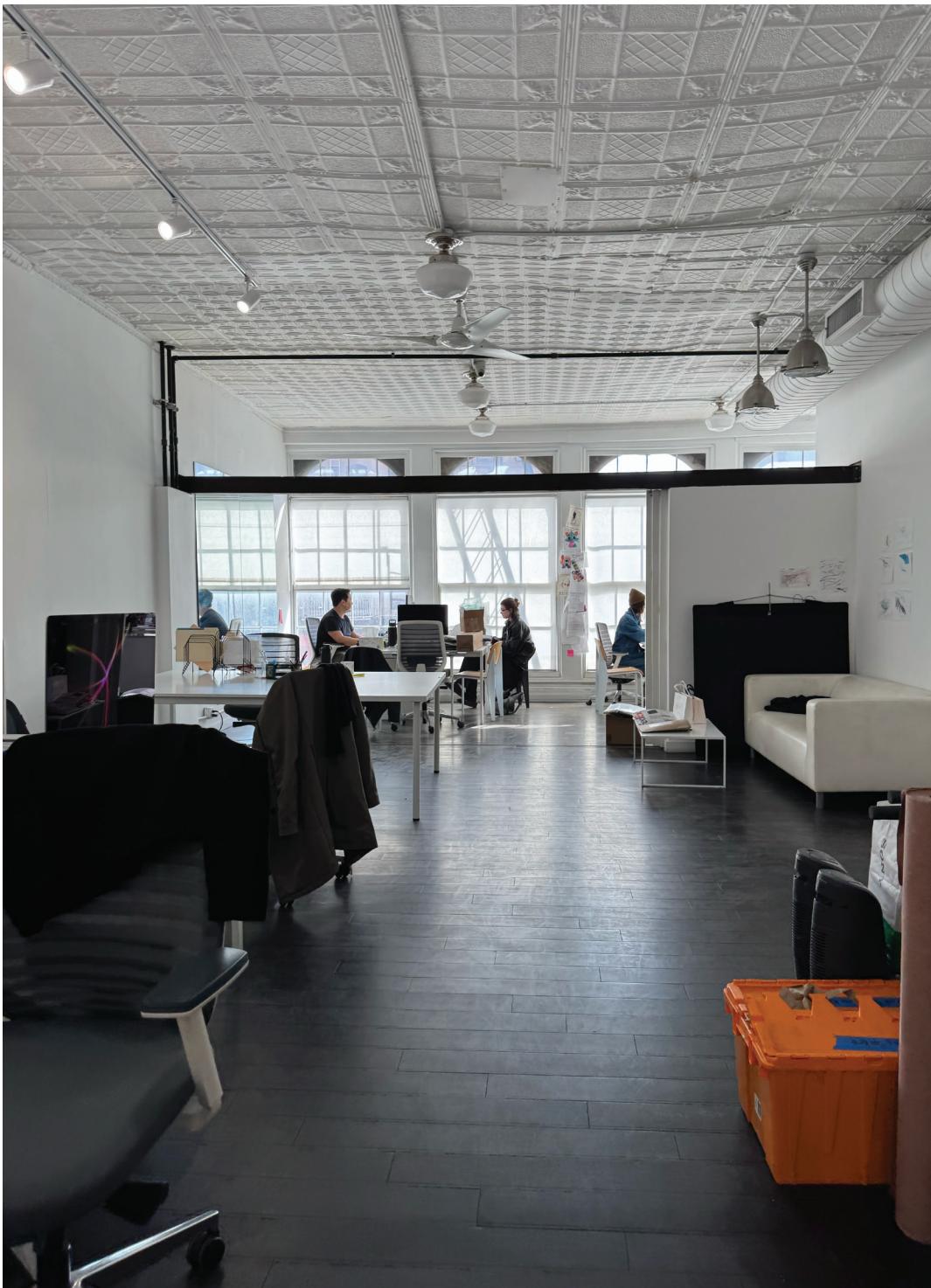
MANAGEMENT \$12,000

**TOTAL EXPENSES** \$205,387

**NET OPERATING INCOME** \$327,953

212 BOWERY NY, NY

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

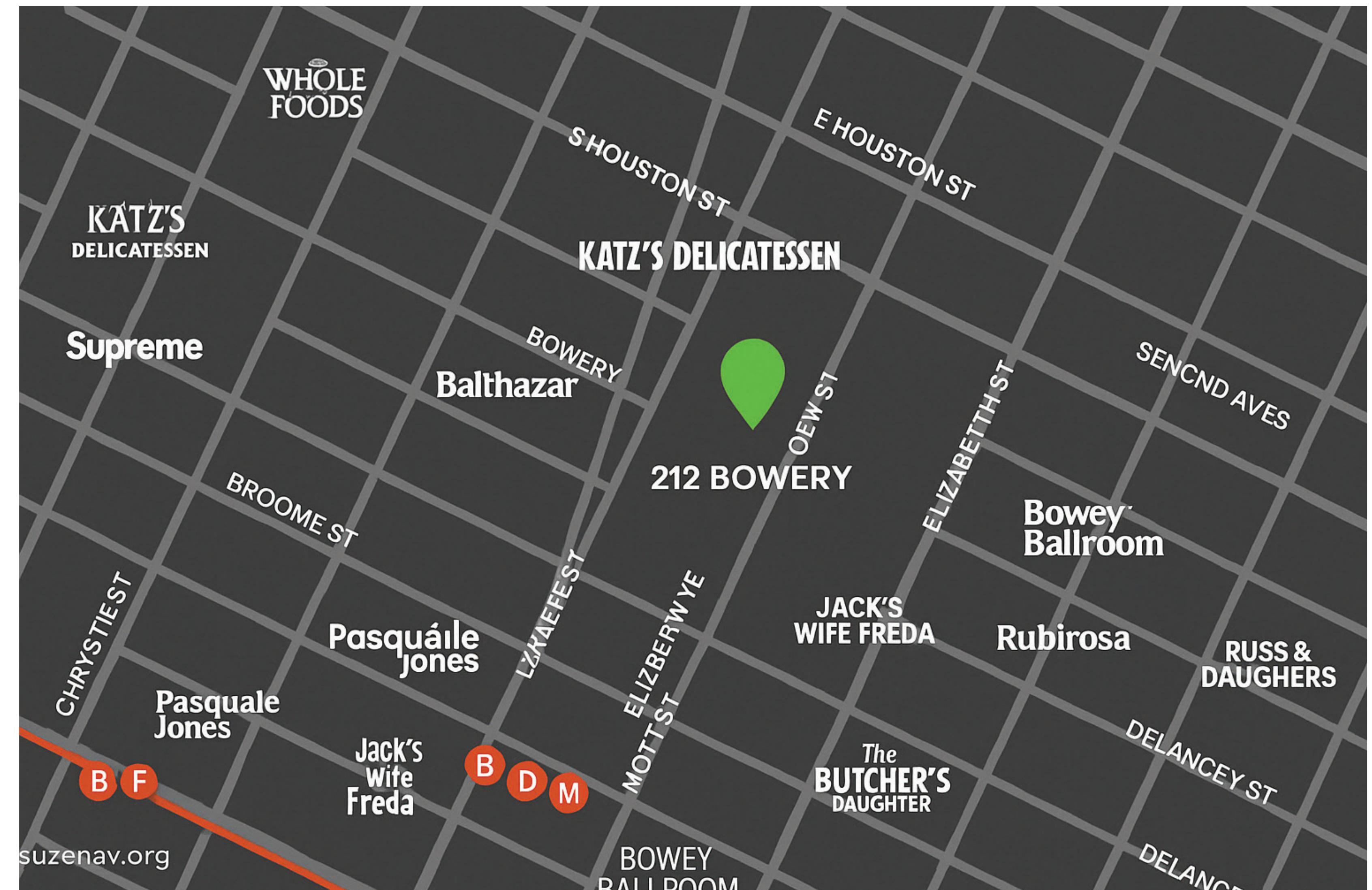
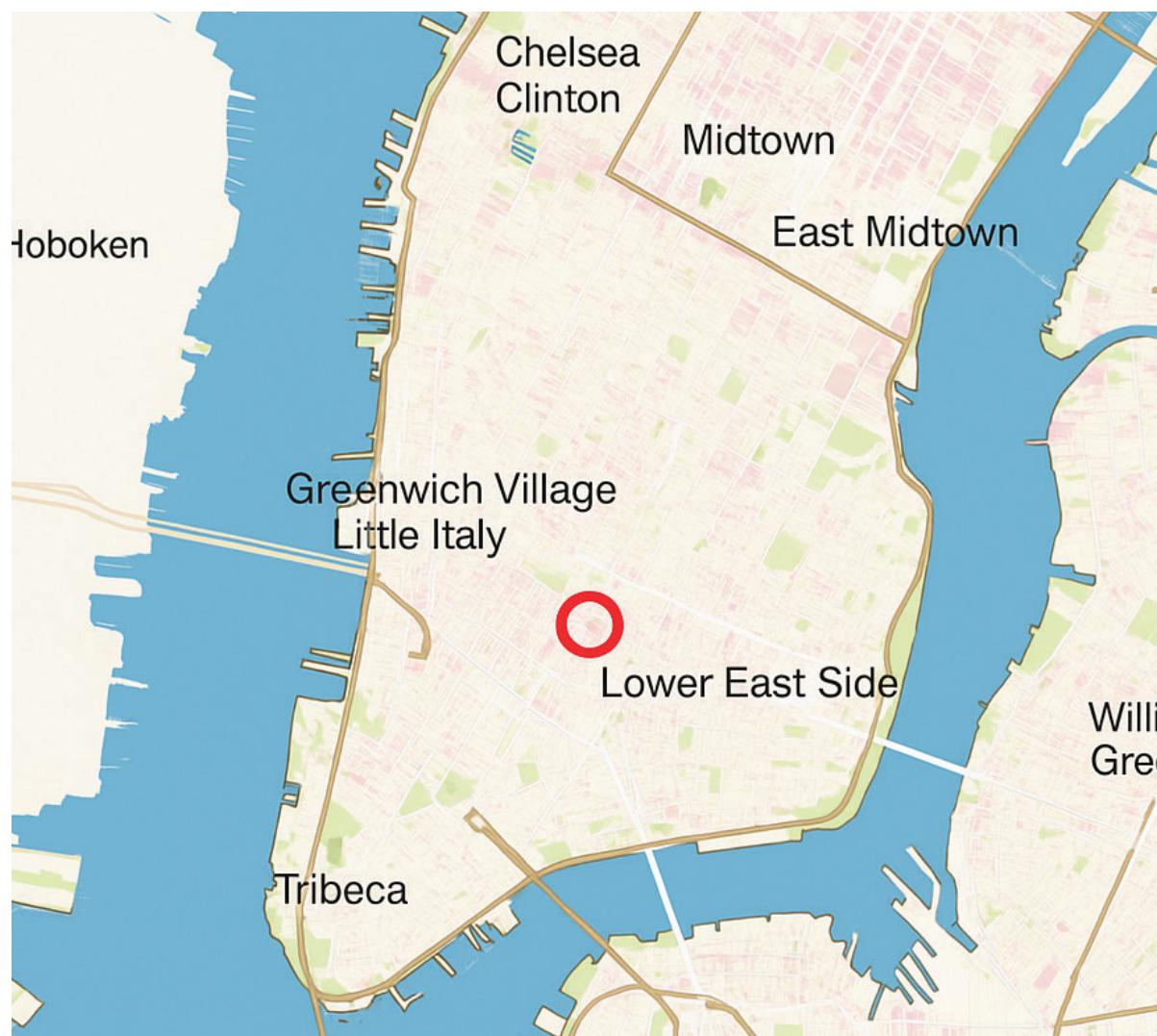
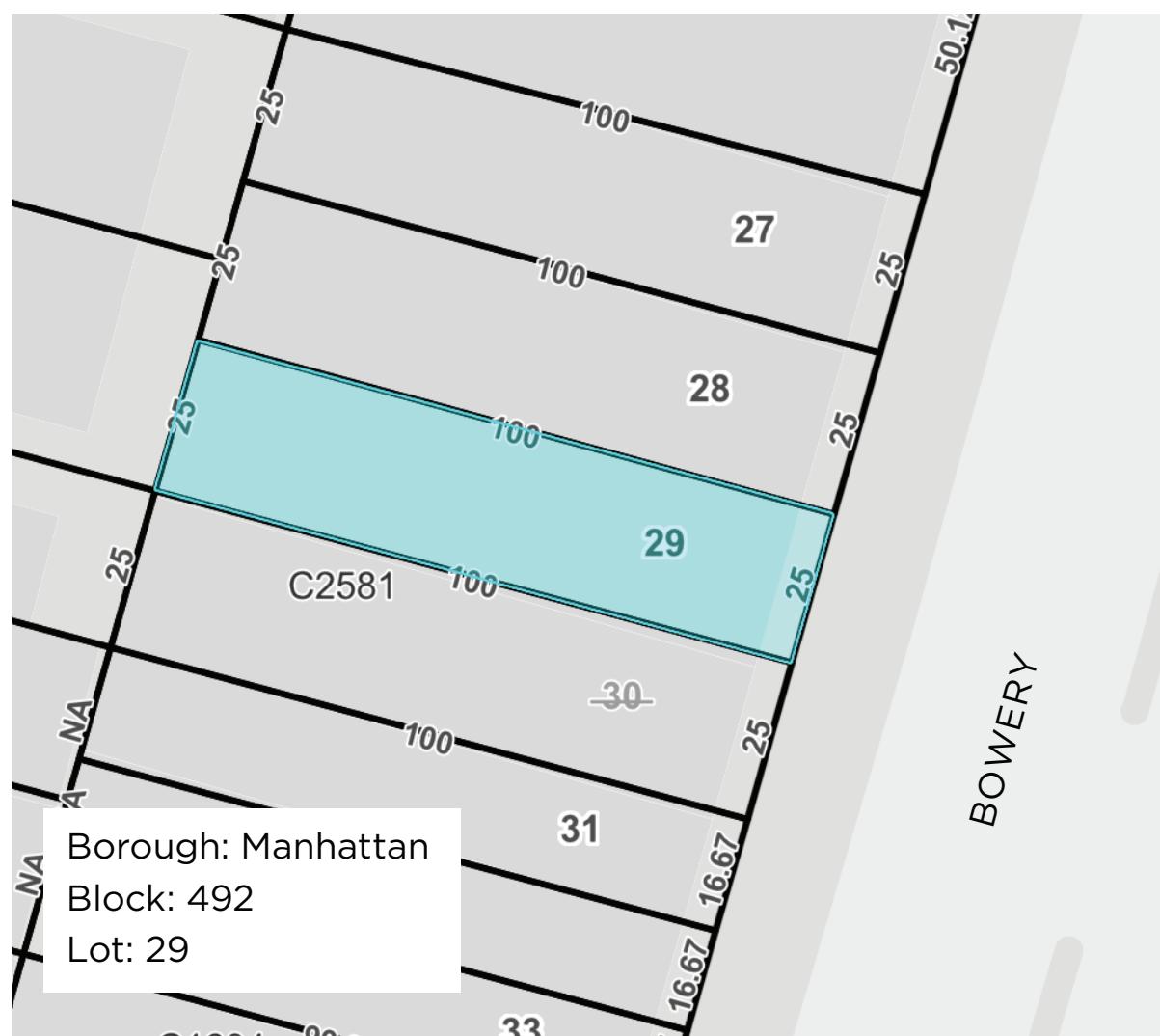


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# RENT ROLL

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
<b>MONTHLY TOTAL</b>			<b>\$44,445</b>	<b>\$52,000</b>
<b>ANNUAL TOTAL</b>			<b>\$533,340</b>	<b>\$624,000</b>

212 BOWERY NY, NY



## GROSS FLOOR AREA

