

# Retail Condo at 12 East 13<sup>th</sup> Street, New York, NY 10003

3,556 Sq. Ft. Retail Condominium | Prime Greenwich Village / Union Square Location | **FOR SALE**



- ▶ Premier retail condominium located on the ground floor of a luxury condominium building
- ▶ Total unit size is 3,556 sq. ft., all of which is at grade
- ▶ Currently configured as a daycare facility with classrooms, office and play rooms
- ▶ Use Group 6, but please inquire for restricted uses from the condominium
- ▶ Ideal property for childcare facility, art gallery or trendy boutique
- ▶ Convenient transportation with N/Q/R/W/L/4/5/6 trains around the corner and the F/M & PATH trains at 6th Avenue & 14th Street
- ▶ Delivered vacant

Block / Lot	570 / 1201
Stories/Levels	Ground Floor
Commercial SF	3,556
Tax Class	2C
Assessment (24/25)	\$550,486
Taxes (24/25)	\$68,822
CAM Charges	\$2,938.81

\*All square footage/buildable area calculations are approximate

Asking Price: \$3,200,000 | \$900 \$ / SF

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

**Victor Sozio x12**  
vsozio@arielpa.com

**Michael A. Tortorici x13**  
mtortorici@arielpa.com

**Paul Monaco x88**  
pmonaco@arielpa.com

For Financing Information:

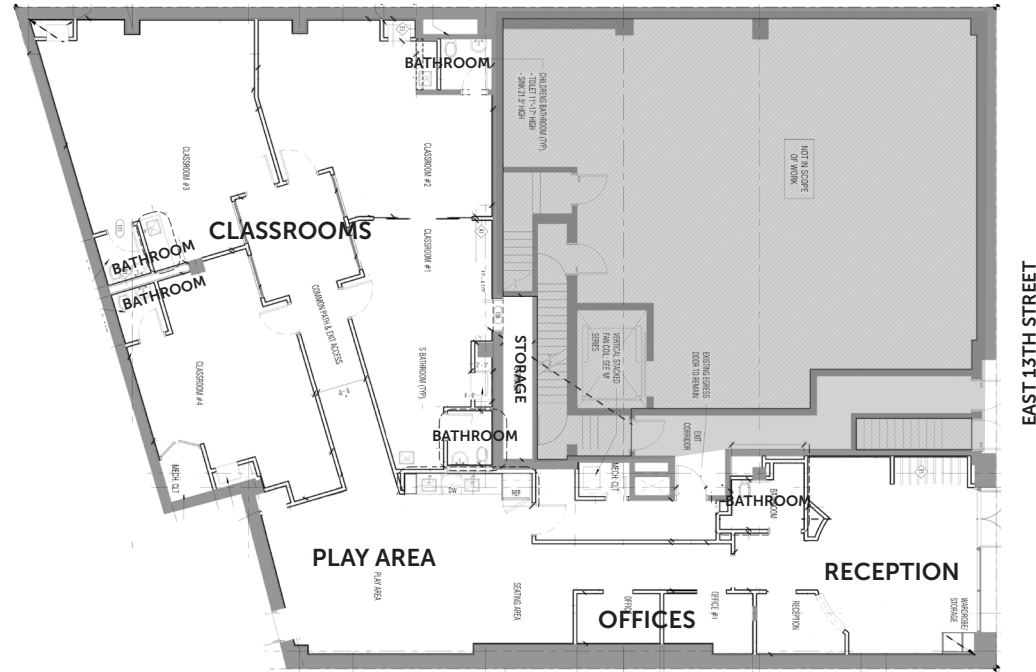
**Benjamin Schlegel x81**  
bschlegel@arielpa.com

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## FLOOR PLAN - CURRENT USE



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## Interior Photos



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**VIRTUAL TOUR - CLICK HERE**

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## EDUCATIONAL

- 1 NYU
- 2 The New School
- 3 Cardozo School of Law
- 4 NYU School of Professional Studies
- 5 St. John's University

## ENTERTAINMENT AND ACTIVITIES

- 1 Regal Union Square
- 2 Cinema Village
- 3 Quad Cinema

## RETAIL

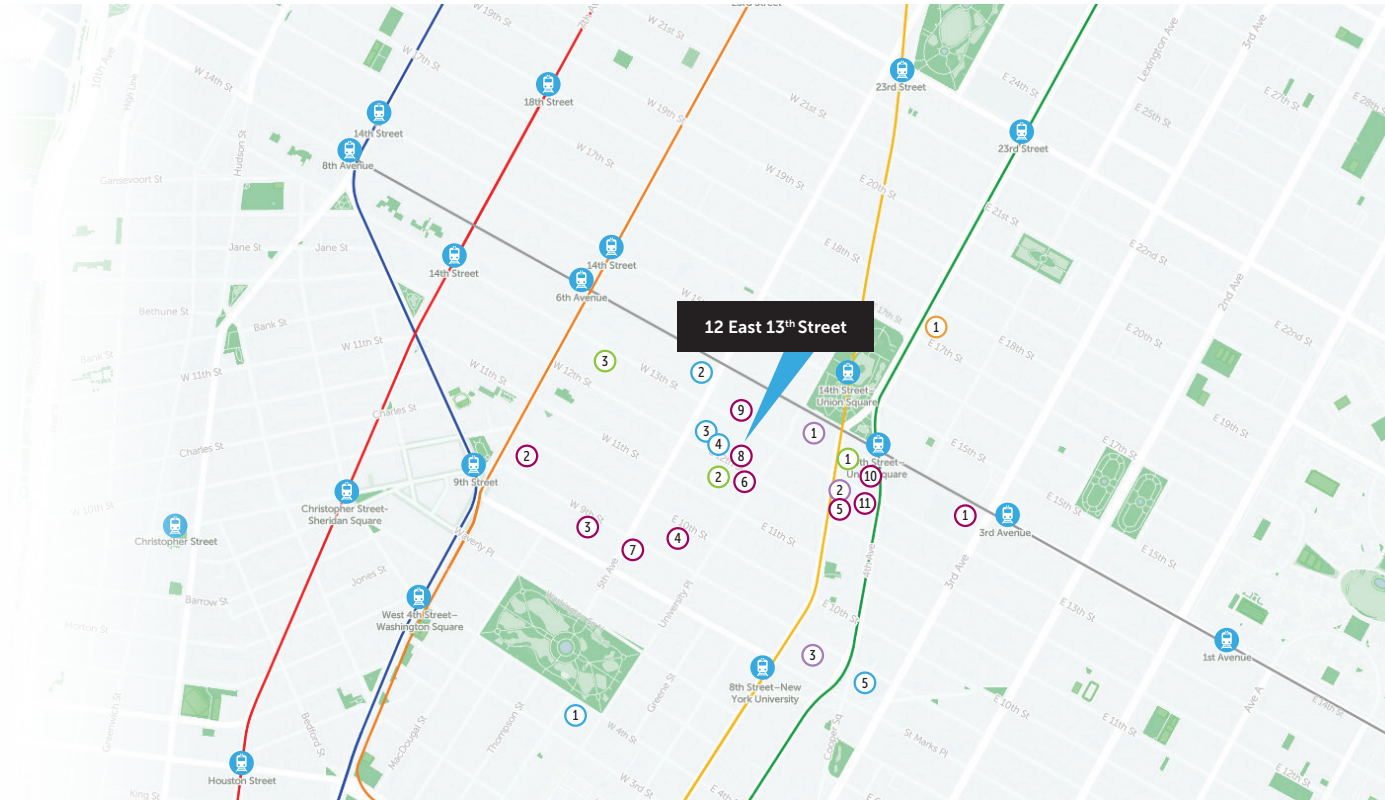
- 1 Whole Foods Market
- 2 Strand Book Store
- 3 Facebook

## FOOD & BEVERAGE

- 1 Trader Joe's
- 2 Alta
- 3 Margaux @ The Marlon
- 4 Il Cantinori
- 5 Gotham Bar and Grill
- 6 Japonica
- 7 Knickerbocker Bar & Grill
- 8 The Grey Dog - Strip House
- 9 Strip House
- 10 Corkbuzz Wine Studio
- 11 Union Square Wines

## HOTEL

- 1 W New York – Union Square



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