

426 WEST BROADWAY

BETWEEN PRINCE & SPRING STREETS

RETAIL CONDO FOR SALE

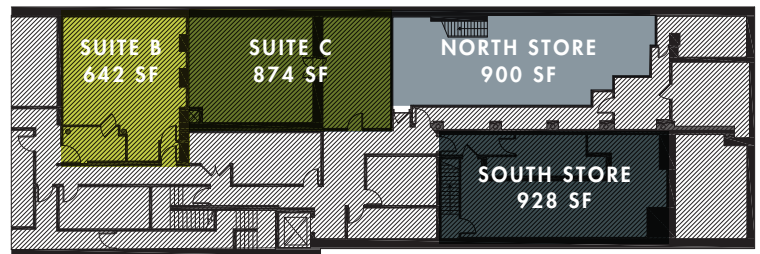
- Bi-Level property offering up to 8,100 sf of selling space
- Sale includes two recording studios in the lower level that are currently rented
- Spectacular all-glass frontage and high ceilings on both levels
- Prominent location in central Soho
- Flexible divisions. Currently built as two stores and three offices
- Great user or investor opportunity



Ground Level



Selling Lower Level



SALE DETAILS

Ground Level.....	4,750 SF
Selling Lower Level.....	3,350 SF
Frontage.....	40'
Block/Lot.....	502-1001
Asking Price.....	\$9,950,000

UNIT BREAKDOWN

NORTH STORE | AVAILABLE | RETAIL

Ground Level.....	3,750 SF
Selling Lower Level.....	900 SF
Frontage.....	24'
Ceiling Height.....	13'
Possession.....	Immediate
Asking Rent.....	Please Inquire

SOUTH STORE | LEASED | RETAIL

Ground Level.....	1,000 SF
Selling Lower Level.....	928 SF
Frontage.....	15'
Ceiling Height.....	13'
Lease Expiration..	9/1/25 or 9/1/27 (if option is exercised)
Current Rent.....	Undisclosed

SUITE B | LEASED | OFFICE/RETAIL

Selling Lower Level.....	642 SF
Lease Expiration.....	August 31, 2025
Current Rent.....	\$25,075/Year, \$20.90/SF

SUITE C | LEASED | OFFICE/RETAIL

Selling Lower Level.....	874 SF
Lease Expiration.....	August 31, 2029
Current Rent.....	\$22,006/Year, \$18.34/SF

INCOME & EXPENSES

South Store:	\$206,000
North Store (Projected at \$192/SF):	\$720,000
Basement B:	\$25,075
Basement C:	\$22,006
Total Income:	\$973,081

RE Taxes (24/25):	\$291,653
Condo Fees:	\$58,668
Total Expense:	\$350,321

Projected NOI:	\$622,760
Sales Price:	\$9,950,000
Projected Cap Rate:	6.26%



SOUTH STORE



SOUTH STORE



SOUTH STORE

NORTH STORE



NORTH STORE



NEIGHBORING RETAILERS

Rime Arodaky | Coach | Happy Socks | Scavolini | Morgenthal-Frederics | Franklin Bowles Gallery
 Aesop | SEE | Anthropologie | Sunglass Hut | Benefit Cosmetics | Chobani | Ladurée | Mackenzie-Childs



PLEASE CONTACT

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