

53 MURRAY STREET

TRIBECA | INCOME-PRODUCING TRIPLEX MAISONETTE

ASKING PRICE

\$4,995,000

APPROX. SIZE

5,355 SF

CURRENT RENT

\$37,000 / MO

INDICATIVE NOI

\$345,948

INDICATIVE CAP

6.93%

THE OPPORTUNITY

Rare Tribeca scale with in-place cash flow.

A substantial approximately 5,355-square-foot triplex maisonette offering immediate income across two leased components, plus long-term flexibility for investment, live/work use, or future repositioning.

PROPERTY HIGHLIGHTS

- Approx. 5,355 SF triplex maisonette
- 5 bedrooms / 4 bathrooms in aggregate
- 12-foot ceilings on ground floor; double-height living room
- Approx. 1,000 SF great room with wood-burning fireplace
- Mezzanine salon with approx. 22-foot ceiling height
- Boffi kitchen with Viking and Sub-Zero appliances
- Private outdoor space serving the live/work level
- Prime Murray Street location in the heart of Tribeca

IN-PLACE RENT ROLL

Ground + Lower Level \$29,000/mo

3BR / 3BA | Furnished

One-year lease commencing Aug. 15, 2026

Basement / Garden Level \$8,000/mo

2BR / 1BA + Outdoor | Live / Work

CURRENT UNDERWRITING

Gross Monthly Rent **\$37,000**

Gross Annual Rent **\$444,000**

Annual RE Taxes **\$81,624**

Annual Common Charges **\$16,428**

Indicative NOI \$345,948

INDICATIVE CAP RATE AT ASK

6.93%

INVESTMENT POSITIONING

Immediate income at an approximately 7% cap rate based on current taxes and common charges, with meaningful optionality over time. The asset combines the privacy and scale of a Tribeca townhouse-style residence with the structure and ease of condominium ownership.

Neal Klotsman | Associate Real Estate Broker | The Klotsman Team at Compass

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