

High-Street SoHo Retail Opportunity Premier Location with Stable Long-Term Returns

345 West Broadway, Unit 101, SoHo, NY 10013



PROPERTY HIGHLIGHTS

345 West Broadway sits within SoHo's landmarked cast-iron retail corridor, one of Manhattan's most recognized shopping destinations. The immediate area is anchored by a mix of luxury, contemporary, and independent retail, drawing consistent pedestrian traffic from both local residents and tourism.

PROPERTY DESCRIPTION

BOROUGH NEIGHBORHOOD	MANHATTAN SOHO
DESCRIPTION	GROUND-FLOOR RETAIL COOP UNIT
BUILDING	8-UNIT MIXED-USE CO-OP (1 RETAIL, 7 RESIDENTIAL)
TENANT	THE SHADE NYC SOHO, LLC (NAIL SALON/SKIN CARE)
BLOCK AND LOT SIZE	00475-0005 2,200 SF

ASKING PRICE

\$3,995,000

INCOME AND EXPENSES

INCOME

COMMERCIAL MONTHLY INCOME	\$ 22,500.00
COMMERCIAL ANNUAL INCOME	\$ 270,000.00
GROSS ANNUAL INCOME	\$ 270,000.00

EXPENSES

COMMON CHARGES	\$ 74,125.00
ACCOUNTING / PROFESSIONAL FEES	\$ 4,800.00
GENERAL & ADMINISTRATIVE	\$ 980.00
TOTAL EXPENSES	\$ 79,905.00
NET OPERATING INCOME	\$ 190,095.00

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COMMERCIAL RENT SCHEDULE

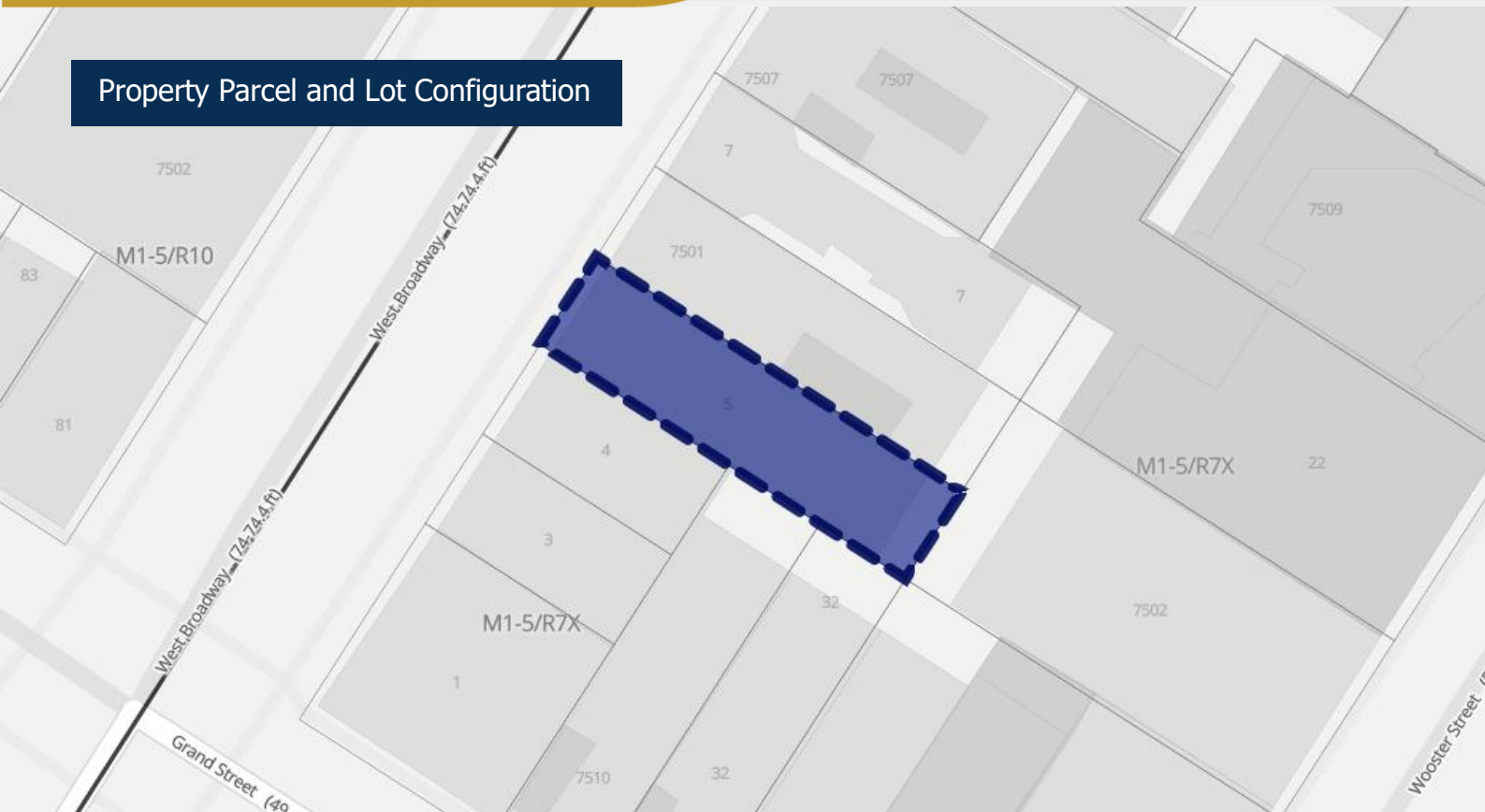
TENANT AND LEASE YEAR	SF	STATUS	MONTHLY RENT	ANNUAL RENT	LEASE EXPIRATION
The Shade NYC SoHo YEAR 1	2,200	Occupied	\$22,500	\$270,000	12/2035
YEAR 2			\$23,500	\$282,000	
YEAR 3			\$24,205	\$290,460	
YEAR 4			\$24,931	\$299,174	
YEAR 5			\$25,679	\$308,149	
YEAR 6			\$26,449	\$317,393	
YEAR 7			\$27,243	\$326,915	
YEAR 8			\$28,060	\$336,723	
YEAR 9			\$28,902	\$346,824	
YEAR 10			\$29,769	\$357,229	

LEASE ABSTRACT	THE SHADE NYC SOHO, LLC
Rent Increases	Year 2: 4.44% increase Years 3–10: 3.00% annual increases through Year 10 (Annual Rent: \$357,229)
Lease Structure	Net Lease
Utilities	Tenant responsible for all utilities
Insurance	Tenant responsible for its own insurance
Real Estate Tax Reimbursement	Base Year: Calendar Year 2026 Tenant reimburses 100% of increases in the Real Estate Tax Component above the 2026 Base Year (no reimbursement due during the Base Year).
Guarantors	Ryan Yeager, Courtney Yeager, The Tox Franchising Group LLC, The Tox Holding Corporation
Security Deposit	\$56,250 (Letter of Credit and/or Cash Security)
Guaranty	Guaranty obligations reduce after 24 months of timely rent payments.
Additional Lease Provisions	Rent is for the ground-floor retail unit only . Tenant is responsible for utilities and reimburses real estate tax increases above the 2026 Base Year once applicable.

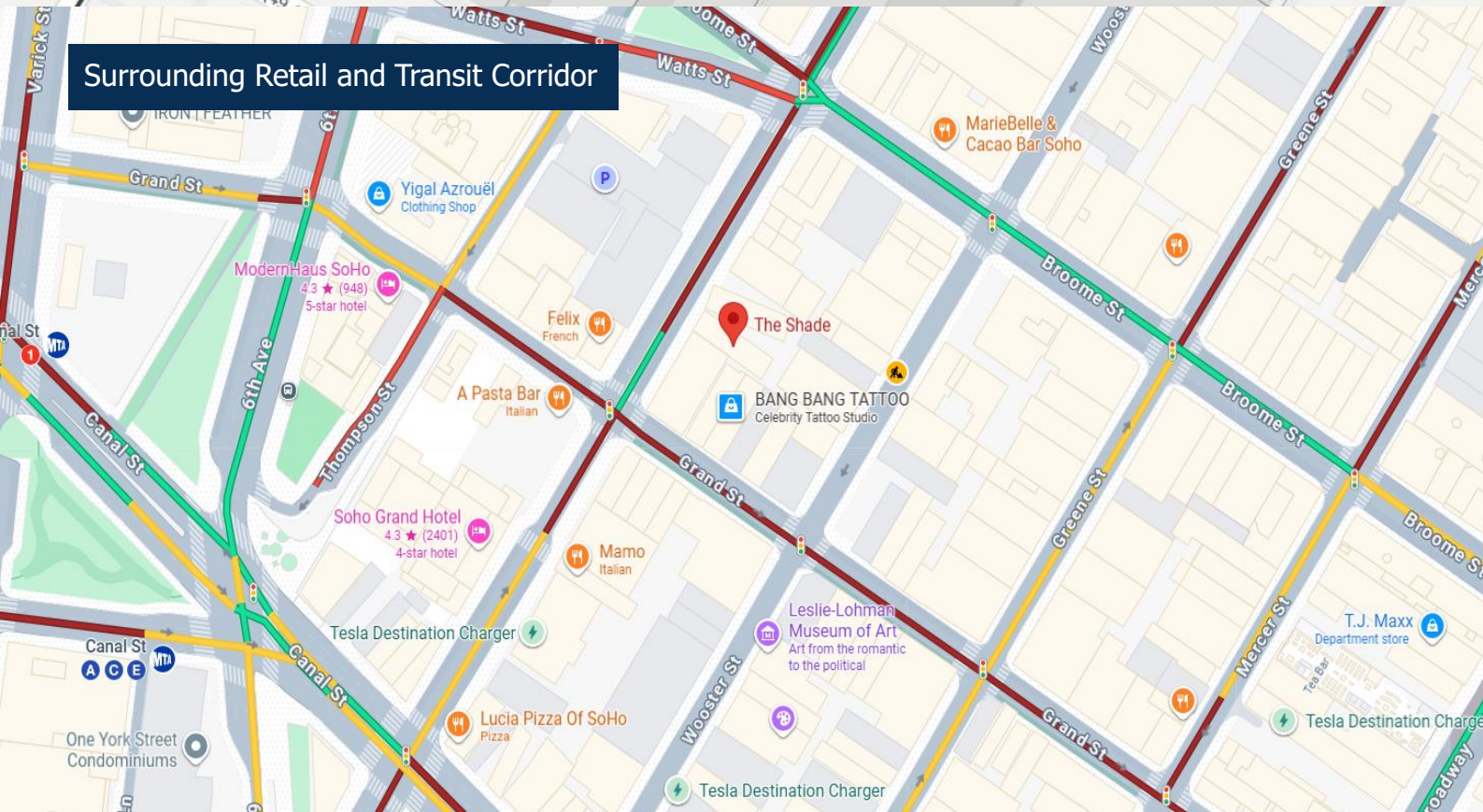
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Property Parcel and Lot Configuration



Surrounding Retail and Transit Corridor



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FOR MORE INFORMATION, PLEASE CONTACT

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