



**NEW,  
LOWER  
PRICE!**

**MCKELVEY  
PROPERTIES**

**FOR SALE**  
391 Broadway  
New York, NY 10013

Patricia McKelvey  
636.448.1294  
pmckelvey@mckelveyproperties.com

Derek Carroll  
636.251.0773  
dcarroll@mckelveyproperties.com





# FOR SALE

391 Broadway  
New York, NY 10013



# McKELVEY PROPERTIES

building relationships . creating wealth



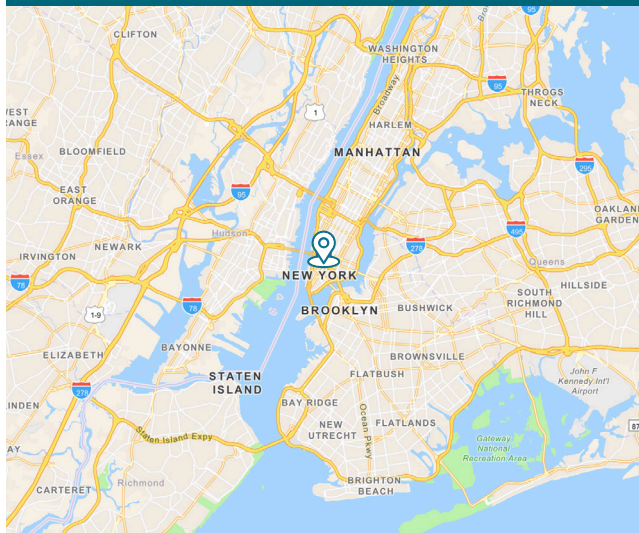
**NEW,  
LOWER  
PRICE!**

## PROPERTY FEATURES

Location:	Located on the West side of Broadway in between Walker St. and White St.
Block:	193
Lot:	46
Lot Dimensions:	25.08' x 99.2'
Lot Square Feet:	2,500
Stories:	Ground Floor Retail with Finished Basement
Building Dimensions:	25' x 93'
Total Building SF:	11,300
Zoning:	C6-2A
Historic District:	Northern Tribeca
Ground Retail SF:	2,040 SF
Basement SF:	1,200 SF
Assessment (19/20):	\$1,522,800
Annual Taxes (21/22):	\$60,000
Common Charges:	\$25,000
Insurance:	\$3,900

## SALE PRICE: \$3,750,000

PLEASE DO NOT DISTURB BUSINESS/TENANT



391 Broadway invites owner/users and investors to purchase a ground-floor retail condo in New York City's Northern Tribeca area. The 11,300-square-foot property sits on the west side of Broadway, between Walker Street and White Street. Investors or owners/users can capitalize on this rare opportunity to own a premium space on one of New York's most famous streets.

This 3,240-square-foot unit includes a 1,200 SF finished lower level with two built-out offices. The ground floor boasts exposed brick walls, hardwood flooring, high-end interior finishes, 14-foot ceilings, and new stairs to the lower level. Benefit from recent improvements, including a new HVAC system and ductwork, new electrical and plumbing, a new partition wall with a sliding door separating retail and warehouse spaces, and new build-outs for bathrooms, storage, and IT rooms.

391 Broadway is near SoHo, Civic Centre, and the Financial District, with upstairs loft apartments ranging in value from \$3 to \$7 million per unit. The property is within walking distance of Canal Street and the Franklin Street Station, providing access to the 1, 2, 3, 4, 5, 6, A, C, E, J, R, and Z subway lines. The city's most celebrated restaurants, galleries, shops, and points of interest, such as Columbus Park and the New Museum, are only a short distance away.

Please do not disturb the tenant. Please note, this listing is for the retail space at street level and not for the multifamily space above.

**EXCLUSIVELY  
MARKETED BY:**

Patricia McKelvey - 636.448.1294  
pmckelvey@mckelveyproperties.com

Derek Carroll - 636.251.0773  
dcarroll@mckelveyproperties.com



Broker of Record: Hugh Kelly | SRS Real Estate Partners-Northeast, LLC | License No. 10491205921 | Broker of Record: Dan Richman | SRS Real Estate Partners-Northeast, LLC | License No. 10401229086

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com  
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.





**FOR SALE**  
 391 Broadway  
 New York, NY 10013



**McKELVEY  
 PROPERTIES**  
 building relationships . creating wealth

**INTERIOR PHOTOS**



**EXCLUSIVELY MARKETED BY:** Patricia McKelvey - 636.448.1294 pmckelvey@mckelveyproperties.com  
 Derek Carroll - 636.251.0773 dcarroll@mckelveyproperties.com



Broker of Record: Hugh Kelly | SRS Real Estate Partners-Northeast, LLC | License No. 10491205921 Broker of Record: Dan Richman | SRS Real Estate Partners-Northeast, LLC | License No. 10401229086

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com  
 No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

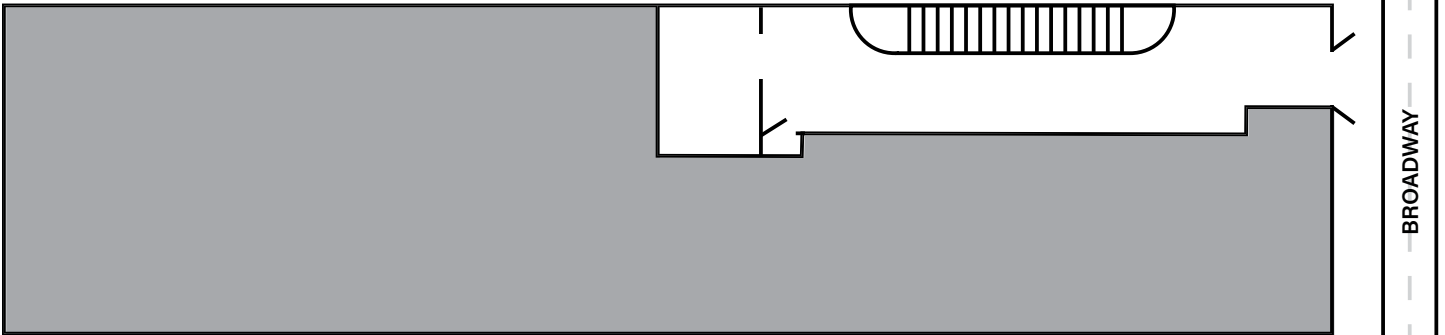


**FOR SALE**  
391 Broadway  
New York, NY 10013

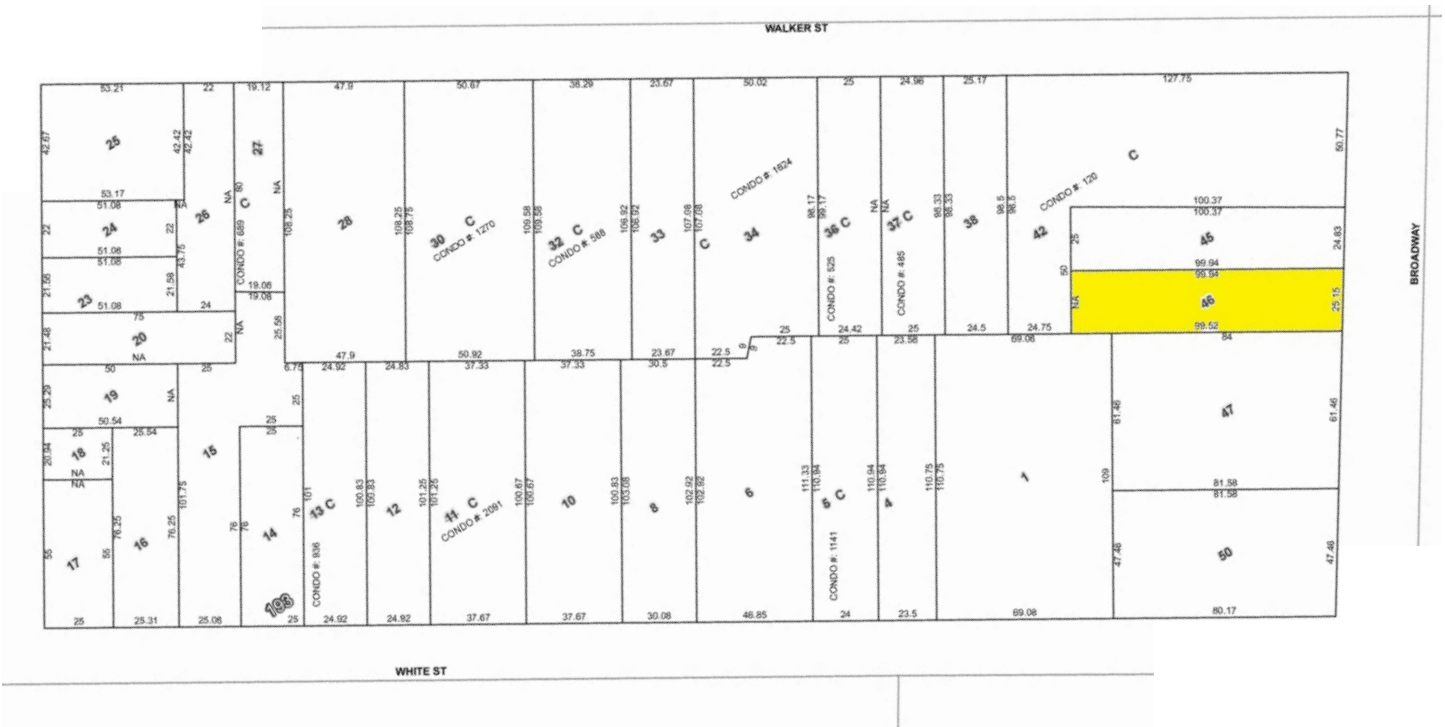


**McKELVEY  
PROPERTIES**  
building relationships . creating wealth

## FLOOR PLAN



## BUILDING PLAT



**EXCLUSIVELY  
MARKETED BY:**

Patricia McKelvey - 636.448.1294  
pmckelvey@mckelveyproperties.com

Derek Carroll - 636.251.0773  
dcarroll@mckelveyproperties.com



Broker of Record: Hugh Kelly | SRS Real Estate Partners-Northeast, LLC | License No. 10491205921 | Broker of Record: Dan Richman | SRS Real Estate Partners-Northeast, LLC | License No. 10401229086

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com  
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.





## FOR SALE

391 Broadway  
New York, NY 10013



**McKELVEY  
PROPERTIES**

building relationships . creating wealth

### DATA

PROPERTY DETAILS	RECENT IMPROVEMENTS	TRAFFIC COUNT	NEARBY
Retail facing New York's popular Broadway.  2,040 SF Main Level Retail Space. 1,200 SF Basement Office/Warehouse Space.	New HVAC system and ductwork; New electrical and plumbing inside unit; Tuckpointed (sealed brick walls); Sanded and sealed wood floors; New stairwell installed to connect to basement space; 2 offices built out in basement; New dividing wall with sliding door separating retail and warehouse spaces; New buildouts for bathroom, storage, and IT rooms; Security cameras installed.	110,939 VPD within one mile  up to 164,352 VPD within 3 miles	The Metropolitan Museum of Art, Central Park, SoHo, The Empire State Building, Rockefeller Center, Wall Street, along with notorious restaurants, galleries, and shops

### STATISTICS WITHIN A 5 MILE RADIUS

There are 1,322,864 Housing units.

The average person's disposable income between the ages of 25-54 is \$128,076.

The median age is 36.9.

84% of the population is over the age of 18.

24.9% brings in \$200,000 or more annually.

64.4% have a Bachelor's Degree or higher education.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	199,734	1,090,621	2,545,700
HOUSEHOLDS	98,664	533,062	1,177,583
AVERAGE HH INCOME	\$172,838	\$180,668	\$162,799

#### EXCLUSIVELY MARKETED BY:

Patricia McKelvey - 636.448.1294  
pmckelvey@mckelveyproperties.com

Derek Carroll - 636.251.0773  
dcarroll@mckelveyproperties.com



Broker of Record: Hugh Kelly | SRS Real Estate Partners-Northeast, LLC | License No. 10491205921 | Broker of Record: Dan Richman | SRS Real Estate Partners-Northeast, LLC | License No. 10401229086

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.





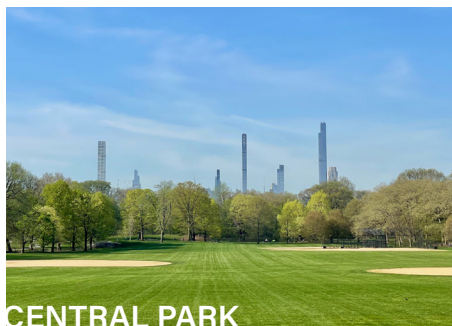
**FOR SALE**

391 Broadway  
New York, NY 10013



**MCKELVEY  
PROPERTIES**

building relationships . creating wealth



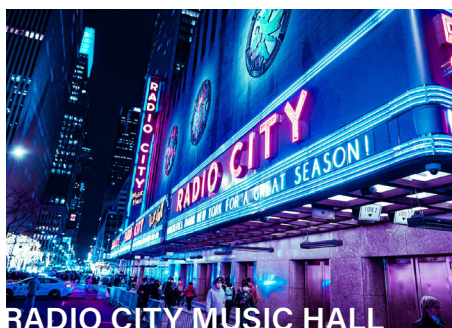
**CENTRAL PARK**



**ROCKEFELLER CENTER**



**EMPIRE STATE BUILDING**



**RADIO CITY MUSIC HALL**



**SOHO**



**WALL STREET**

**EXCLUSIVELY  
MARKETED BY:**

Patricia McKelvey - 636.448.1294  
pmckelvey@mckelveyproperties.com

Derek Carroll - 636.251.0773  
dcarroll@mckelveyproperties.com



Broker of Record: Hugh Kelly | SRS Real Estate Partners-Northeast, LLC | License No. 10491205921 | Broker of Record: Dan Richman | SRS Real Estate Partners-Northeast, LLC | License No. 10401229086

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.