

TriBeCa

# 42 Lispenard Street





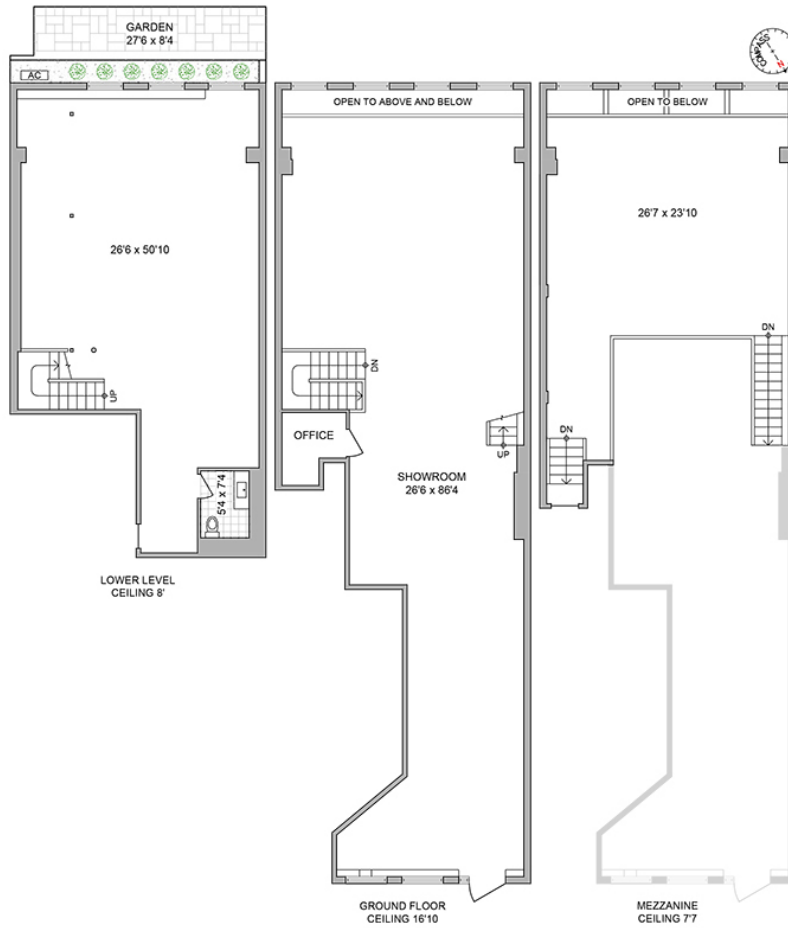
42 Lispenard Street

Beautiful and meticulously built 4,400 ft retail showroom is up for sale on Tribeca's most alluring block. In-place income of \$600,000 per annum from a strong balance sheet retailer. The purchase of this commercial condo will provide a steady income for many years with significant upside upon lease expirations.

4,400 SF \$11,500,000







**Income**

\$ 50,000 per month  
 \$ 600,000 per annum

**Expenses**

Common Charges: \$20,922 per annum  
 Real Estate Taxes: \$36,264 per annum  
 Insurance: \$ 5,000 per annum

**Net Income: \$537,814 per annum**



## Amenities

Exposed Brick  
High Ceilings

Private Entrance

## Property Details

Price	\$11,500,000
Status	Active
Year Built	1915
DOM	26
Compass Type	Condo
MLS Type	-
Taxes	\$3,022 / month
Common Charges	\$1,743.5 / month
Minimum Down Payment	-
County	New York



**Chris Halliburton**  
(917) 518-9746  
chris.halliburton@compass.com



**Brandon Himmel**  
646.241.1181  
brandon.himmel@compass.com

