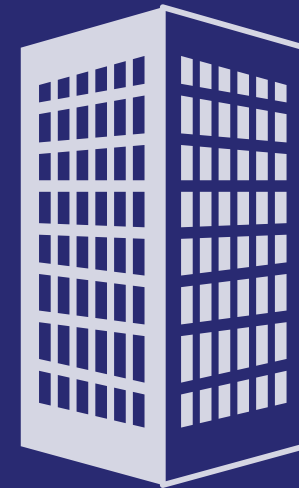




427
WASHINGTON ST
TRIBECA



FOR SALE

PRIME TRIBECA COMMERCIAL CO-OP
GROUND LEVEL | LOWER LOWER
2,270 SF | 1,000 SF

EXCLUSIVE SELLING AGENTS

DOMINIQUE FLORIO
ASSOCIATE BROKER
516-509-5476
dominique@serhant.com

KRISTINA PACES
ASSOCIATE BROKER
(914) 844-4230
kristina@serhant.com

SERHANT.

PRIME TRIBECA COMMERCIAL CO-OP

427 WASHINGTON ST #1W

NEW YORK, NY, 10013

SERHANT.



An extraordinary opportunity to purchase a prime, ground-floor and lower-level commercial space at the northeast corner of Vestry Street, in the heart of Tribeca. Offering 2,270 SF on the ground level and 1,000 SF on the lower level of customizable space, this property provides an ideal foundation for a variety of commercial uses in one of Manhattan's most sought-after neighborhoods.

PROPERTY INFORMATION

ASKING:	\$3,200,000
AVAILABLE SF:	3,270 SF (2,270 SF Ground Floor 1,000 SF Lower Level)
ZONING:	C6-2A, TMU
USE GROUP:	17
LEVEL:	GROUND
CEILING HEIGHTS:	GROUND LEVEL: 16' 6" & LOWER LEVEL: 12'
LOADING DOCK:	1
FREIGHT ELEVATOR	YES (1)
MONTHLY CO-OP FEE	\$2,011

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NEARBY TRANSPORTATION

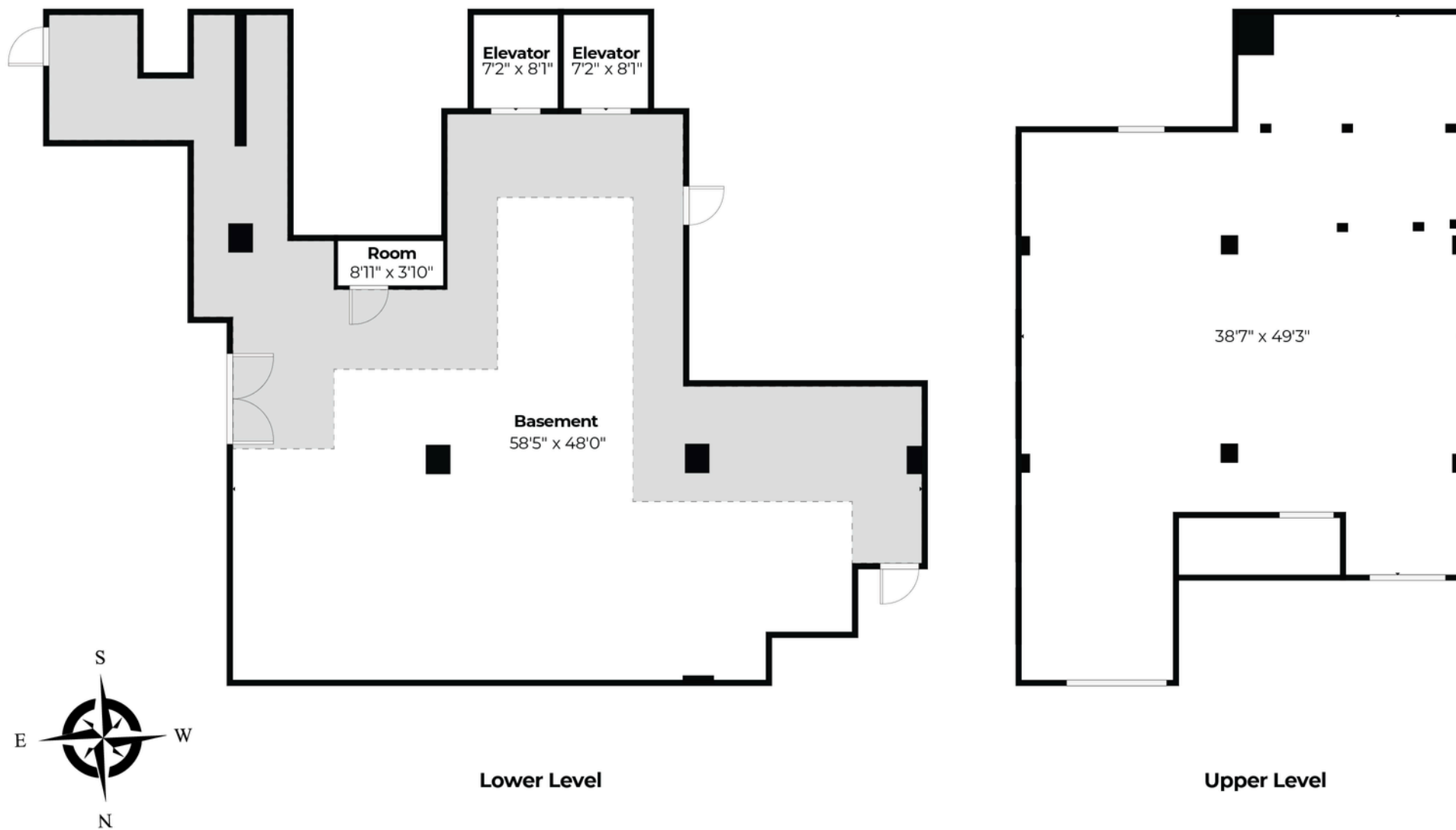


- WEST SIDE HIGHWAY
- HOLLAND TUNNEL
- BROOKLYN-BATTERY TUNNEL



WALL STREET/PIER 11

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

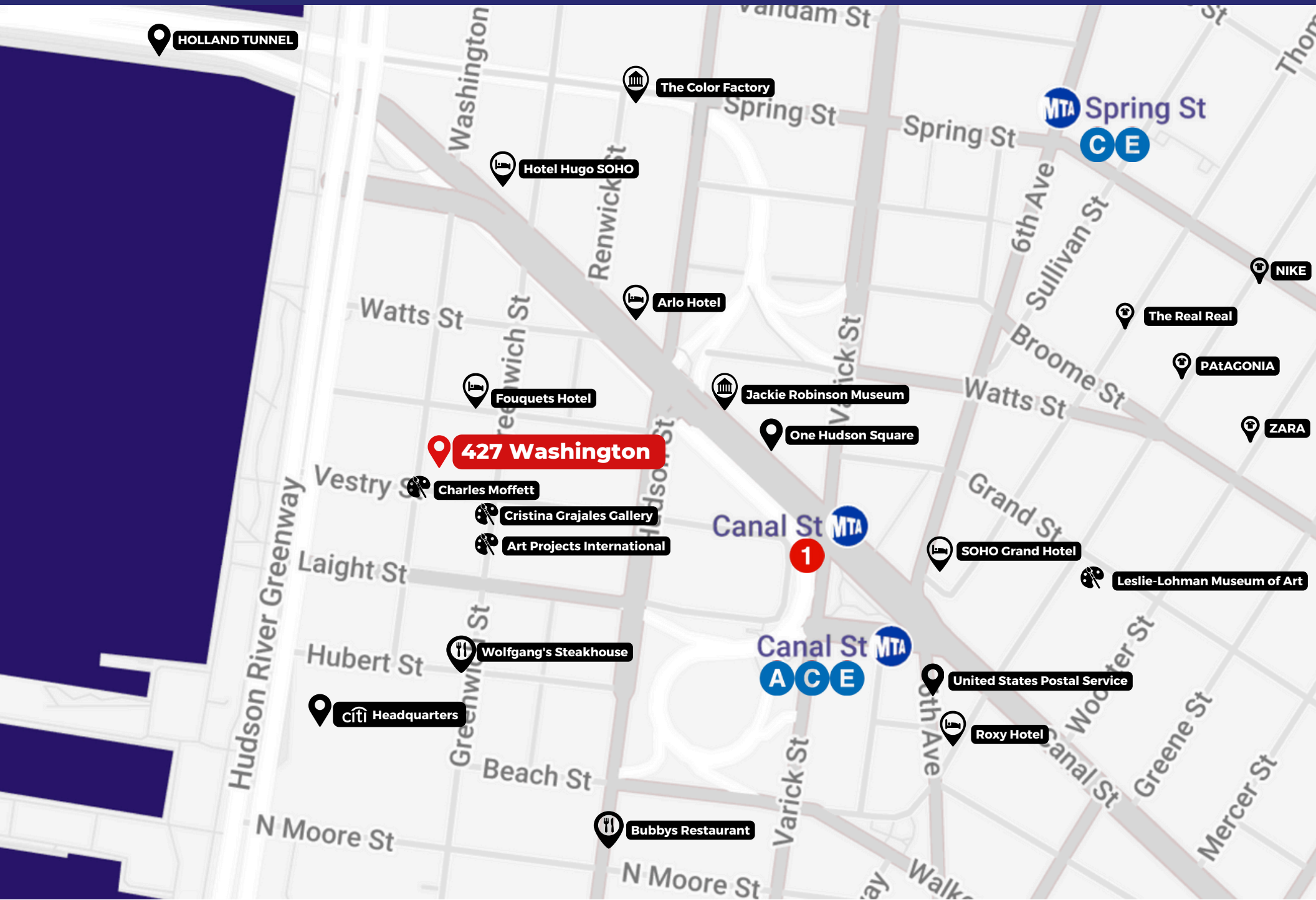


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PROPERTY HIGHLIGHTS

427 WASHINGTON ST #1W

- **IMPRESSIVE GROUND FLOOR SPACE**

EXCEPTIONAL CEILING HEIGHTS AND EXPANSIVE WINDOWS CREATE A BRIGHT, OPEN ENVIRONMENT, PERFECT FOR SHOWCASING PRODUCTS OR CREATING A STRIKING EXTERIOR.

- **PRIME ACCESS & LOADING CAPABILITIES**

FEATURES A RARE **STREET-LEVEL LOADING DOCK** WITH DIRECT ACCESS TO THE GROUND FLOOR, COMPLETE WITH A **LEGAL CURB CUT**—IDEAL FOR BUSINESSES REQUIRING SEAMLESS LOGISTICS AND HEAVY DELIVERIES.

- **CONVENIENT FREIGHT ELEVATOR**

A DEDICATED **FREIGHT ELEVATOR** PROVIDES DIRECT ACCESS FROM THE STREET TO THE LOWER LEVEL, OFFERING EASY TRANSPORT FOR GOODS AND SUPPLIES.

- **POTENTIAL FOR CUSTOM FACADE**

OPPORTUNITY TO **UPDATE OR REDESIGN THE FACADE** ON PRIME VESTRY STREET, ALLOWING FOR TAILORED BRANDING OR ARCHITECTURAL IMPROVEMENTS TO ENHANCE VISIBILITY AND APPEAL.

- **THRIVING TRIBECA LOCATION**

SITUATED IN TRIBECA, ONE OF NEW YORK CITY'S MOST DESIRABLE NEIGHBORHOODS, KNOWN FOR ITS UPSCALE LIVING AND BUSINESS ENVIRONMENT. THIS AREA BOASTS ONE OF THE **HIGHEST CONCENTRATIONS OF WEALTH IN THE U.S.**

- **FLEXIBLE ZONING & VENTILATION**

THE BUILDING IS ZONED FOR **VARIOUS USES**, GIVING FLEXIBILITY IN DESIGN AND PURPOSE. ADDITIONALLY, **VENTING IS POSSIBLE**, PROVIDING FURTHER CUSTOMIZATION FOR VARIOUS BUSINESS NEEDS.

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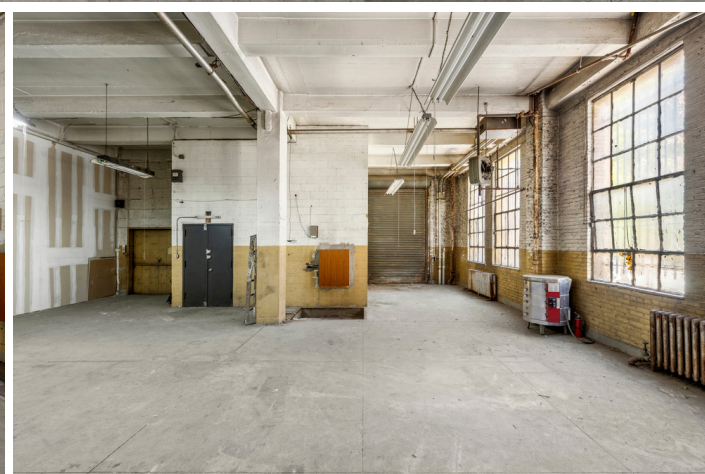
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INTERIOR PHOTOS



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