

135 WEST 14TH STREET

NEW YORK, NY 10011

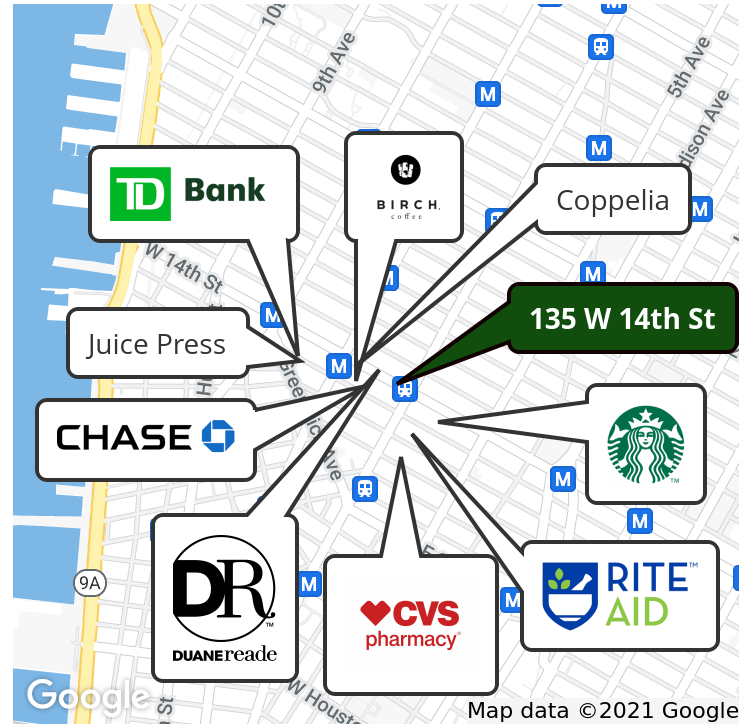
FOR SALE | Retail Property



PRIME VILLAGE/CHELSEA LOCATION

PERFECT FOR OWNER OPERATOR

ACCESSIBLE TO PUBLIC TRANSIT



ASKING PRICE

\$2,350,000

PROPERTY INFORMATION

Retail Size (Approx.)	18' x 100' Irr.
Total Retail GSF:	2,460
Lot Area (SF):	
Ground Floor GSF:	1,634
Below Grade GSF:	826
Zoning:	C6-2A
Tax Class:	2C
Assessment:	\$270,546
Full Taxes:	\$34,411
Common Charges:	\$1,861
Block:	790
Lot:	7504

PROPERTY DESCRIPTION

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 135 West 14th Street, a ground floor retail condominium unit located on West 14th Street between Sixth and Seventh Avenues.

PROPERTY HIGHLIGHTS

- The unit features approximately 18' of frontage on West 14th Street, 12' ceilings, and a sellable basement (can be used in conjunction with the store).
- The unit is use group 6, and the below grade space may be used for commercial use.
- The property is located steps away from the F, M, L, 1, 2, 3 subways and the 14th Street Path Station.
- The property will be delivered vacant, providing an ideal opportunity for an owner/user or investor.

B6 REAL ESTATE ADVISORS
1040 Avenue of the Americas
8th Floor
New York, NY 10018

BROCK EMMETSBERGER
Senior Managing Director
646.933.2620
brock@b6realestate.com

CAMERON STAFFORD
Associate
646.933.2621
cstafford@b6realestate.com

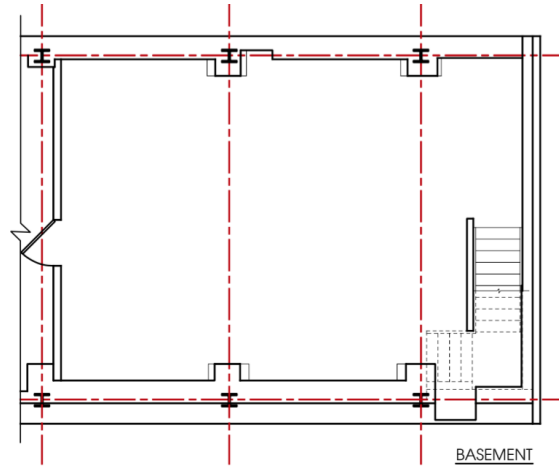
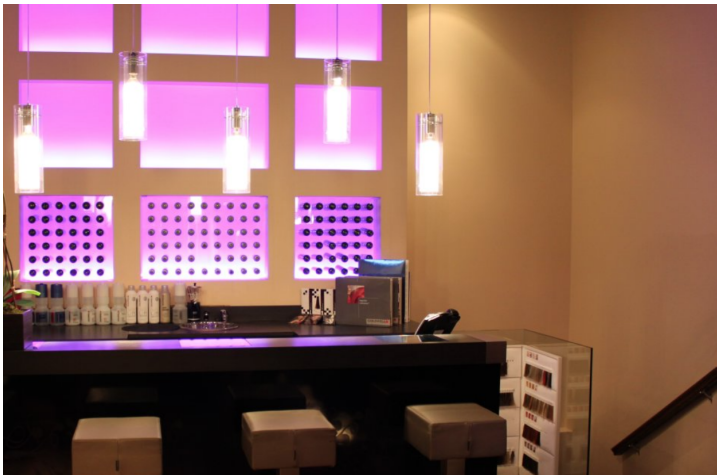
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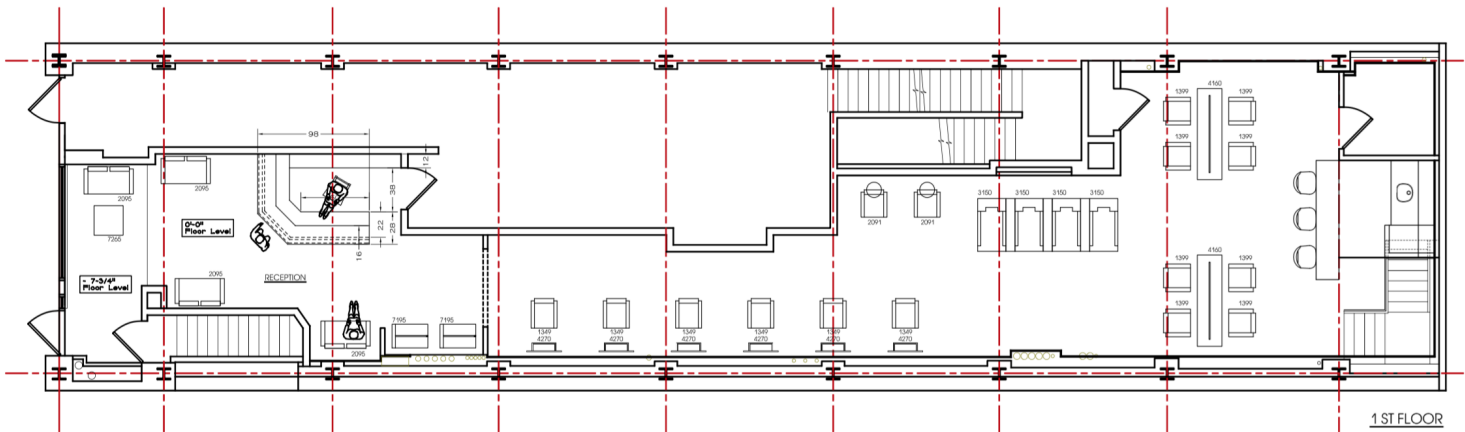
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REAL ESTATE
ADVISORS



BASEMENT



1ST FLOOR

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ADVISORS

PROJECTED INCOME	MONTH	\$/SF	ANNUAL
Gross Income	\$17,000	\$83	\$204,000
PROJECTED EXPENSES			
Real Estate Taxes		\$13.98	\$34,411
Insurance		\$2.03	\$5,000
Common Charges		\$9.08	\$22,332
Miscellaneous		\$.82	\$2,040
Gross Expenses		\$17.58	\$63,683
Net Operating Income			\$140,317

CONVENIENTLY LOCATED BETWEEN MEATPACKING & UNION SQUARE



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