

# 55 Murray Street

Between West Broadway & Church Street

Tribeca's Unique Retail Condo Office Space For Sale

EXCLUSIVE LISTING



55 Murray Street Entrance



Front Entrance

## Tribeca's Unique Retail Condo for Sale

### Great Investment Opportunity

**Purchase Price:** \$2.9 Million

Maintenance/Insurance: \$630/month

Real Estate Taxes: \$1,880/month

Current Occupied Lease Expires January 2023

**Current Lease Rent:** \$13,525/month

### Approximate Size

Ground Floor: 1,466 RSF

Lower Level with CoFO Selling: 1,699 RSF

Total: 3,165 RSF

### Ceiling Height

Ground Floor: 16 FT

Lower Level: 8 FT 6 IN

Current tenant is a Wellness Studio

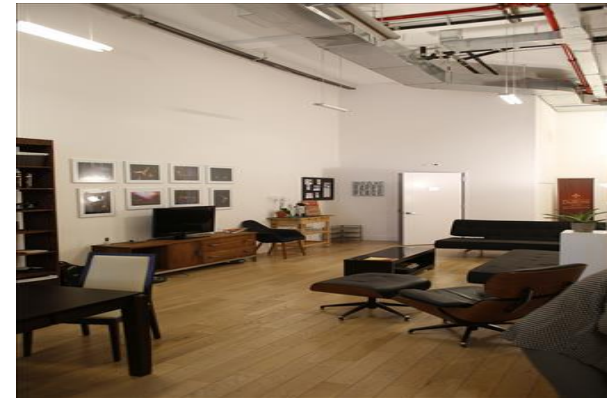
Great Opportunity for investor to purchase a retail Condo in the heart of Tribeca.

Newly renovated residential building in 2012

- Great For Direct Access To Consumer Street Traffic For Retail
- *Uses Ideal For;* Exercise Studio, Wellness Spa, Art Gallery, Medical/Dental Services, Dry Goods
- Lower Level Ceiling; Height 8 Ft 6 In
- Sunlit exposure from both Front & Rear Windows that offer Natural light, additionally there are rear courtyard windows on lower level
- New Hardwood Floors

### Neighbors:

Equinox, Soul Cycle, Rosa Mexicana, Starbucks, Trinity Preschool, Whole Foods Market, Bed Bath and Beyond, Juice Press, Frankly Wines



Ground Floor Interior



Access to Rear Court Yard

**Jonathan Anapol**  
**President**  
**Prime Manhattan Realty**

**Direct: 212-268-8289**

**Mobile: 917-439-4225**

**E-mail:**

[JANAPOL@primemanhattan.com](mailto:JANAPOL@primemanhattan.com)

**Sharon Feldman**  
**Senior Broker**  
**Prime Manhattan Realty**

**Direct: 646-485-5895**

**Mobile: 646-438-4944**

**E-mail:**

[SFELDMAN@primemanhattan.com](mailto:SFELDMAN@primemanhattan.com)

# 55 Murray Street

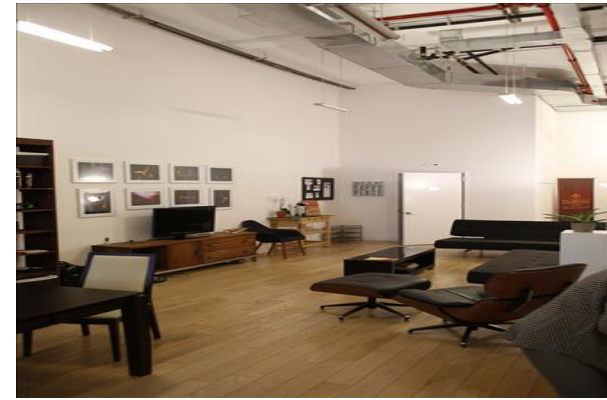
Between West Broadway & Church Street

Tribeca's Unique Retail Condo Office Space For Sale

EXCLUSIVE LISTING



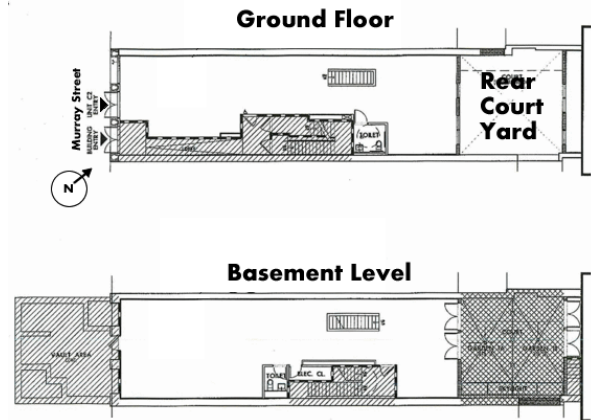
55 Murray Street Entrance



Ground Floor Interior



Front Entrance



Access to Rear Court Yard

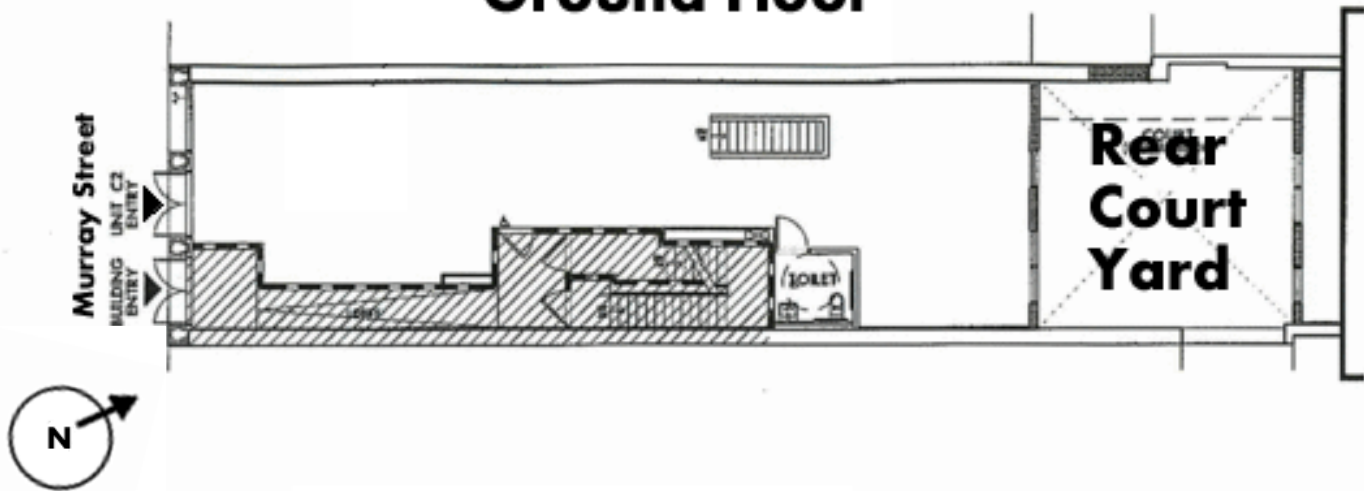
# 55 Murray Street

Between West Broadway & Church Street

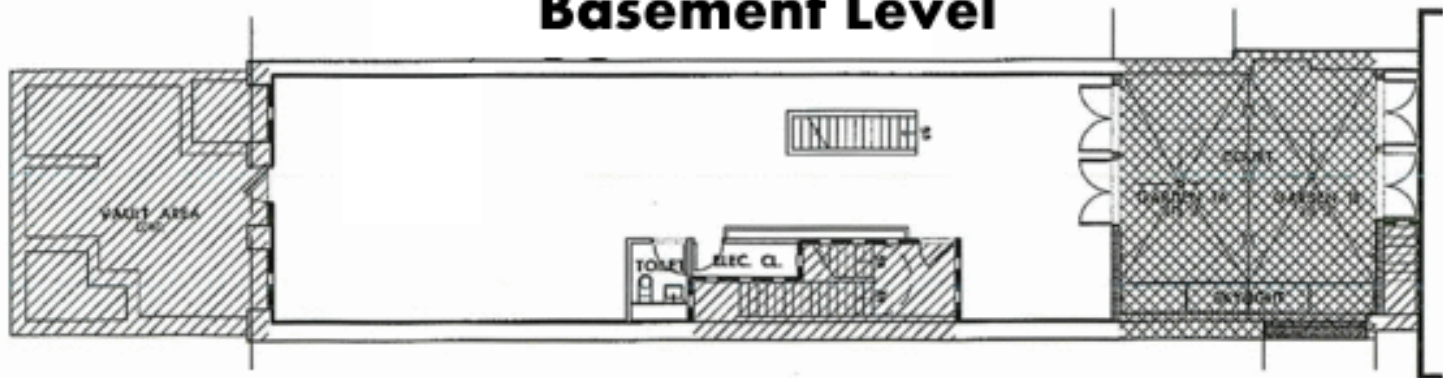
Tribeca's Unique Retail Condo Office Space For Sale

EXCLUSIVE LISTING

## Ground Floor



## Basement Level



# 55 Murray Street

Between West Broadway & Church Street

Tribeca's Unique Retail Condo Office Space For Sale

EXCLUSIVE LISTING

