

169 HUDSON

TRIBECA RETAIL FOR SALE

BETWEEN VESTRY AND LAIGHT STREET



169 HUDSON

SIZE

Ground Floor: 4,000 SF

Lower Level: 2,500 SF

Total: 6,500 SF

ASKING PRICE

~~\$5,950,000~~ **\$5,750,000**

TAXES

\$9,004/month

COMMON CHARGES:

\$1,700/month

CEILING HEIGHTS

Ground Floor: 12'

Lower Level: 9'

HIGHLIGHTS

- Highly motivated seller!
- Unique ground floor opportunity in the most prestigious and sought-after zip code in the city
- Space features 20' exposed brick arches, blackened steel columns and rugged wood beams throughout the ceiling
- Skylights and glass floors along the rear of space allow for ample light to reach lower level
- 600 Amps Electrical
- HVAC: 10 tons unit in lower level
- Own hot water heater



169 HUDSON



169 HUDSON

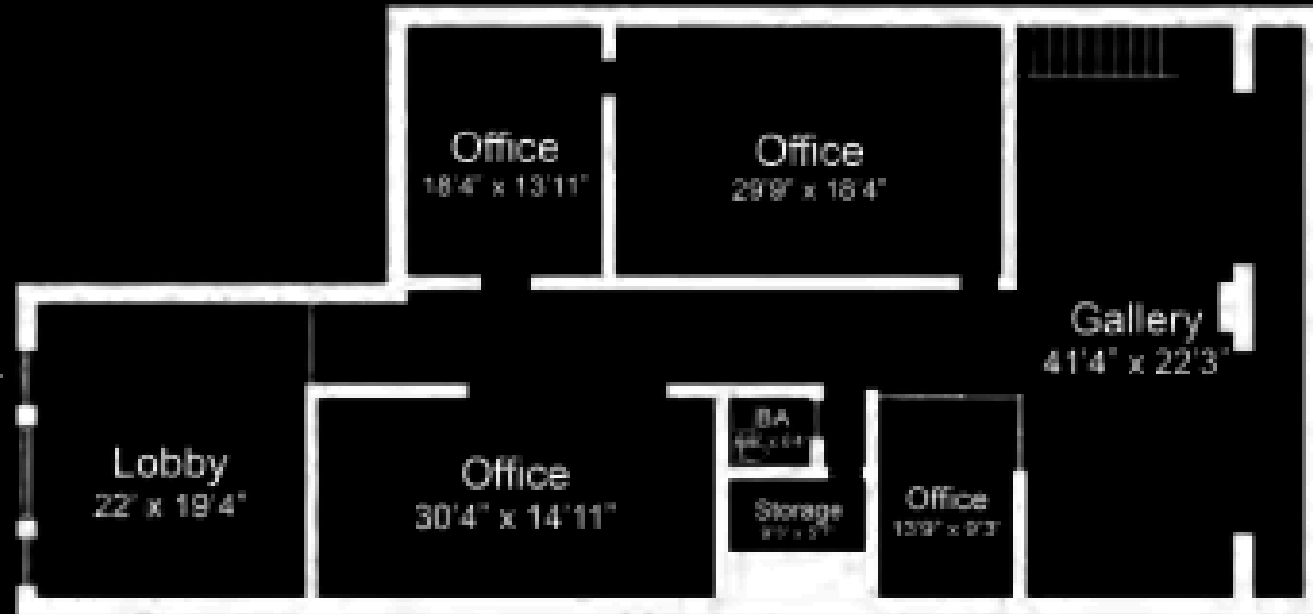


169 HUDSON

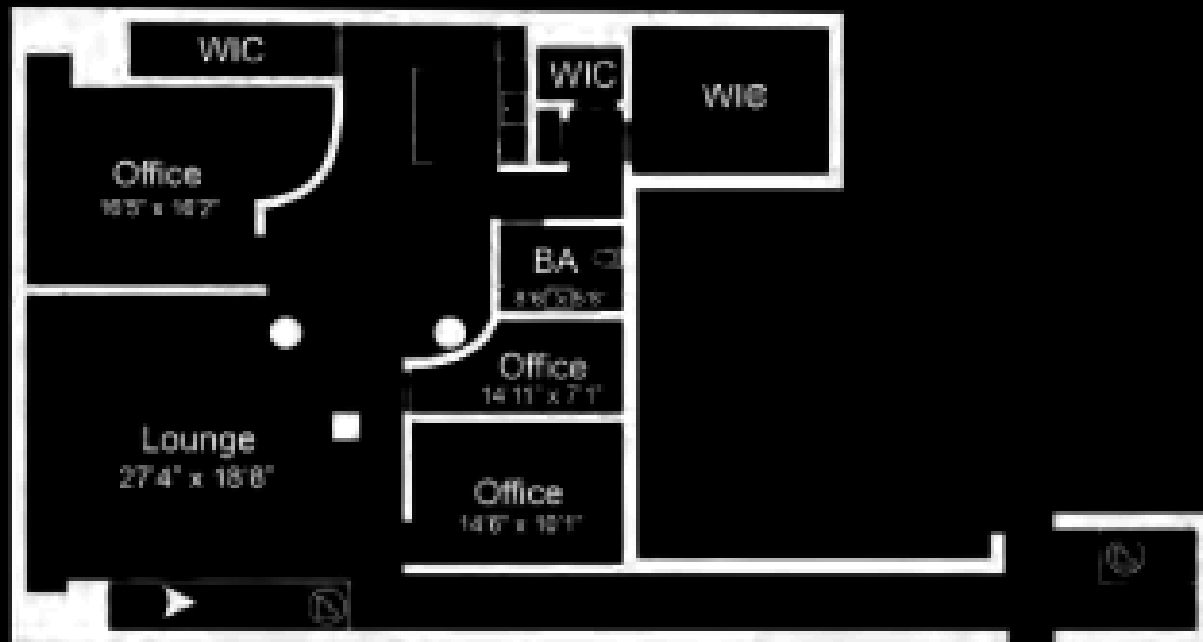


169 HUDSON FLOOR PLANS

GROUND FLOOR



LOWER LEVEL



NEIGHBORHOOD TENANTS

LOCANDA VERDE

DAVID YURMAN



ONE KINGS LANE

NEW YORK



Fouquet's

NEW YORK

pupculture
SINCE 2002

195 HUDSON

Bubby's




OFFICINE GULLO
FIRENZE

**ISSEY
MIYAKE**



70 VESTRY



443 GREENWICH



CONTACT

MICHAEL SEGERMAN
msegerman@currentadvisors.com
516.297.3337

CURRENT[®]
Real Estate Advisors