

Exclusive For Sale Listing

46 Walker Street

New York, NY 10013



Location: On the north side of Walker St. between Broadway and Church St.

Block/ Lot: 194/ 9
 Lot Size: 25 ft x 100 ft (Approx.)
 Lot SF: 2,490 (Approx.)
 Building Size: 25 ft. x 93 ft. (Irregular) (Approx.)
 Stories: 5
 Building SF: 10,850 (Approx.)
 Zoning: C 6-2A/ LM (**Landmarked**)
 Air Rights SF: 1,500 (check w/ your architect) (Approx.)
 RE Taxes (10/11): \$34,046 (Approx.)
 Historic District: Yes (Tribeca East) and TMU

Other Estimated Expenses:

Insurance: \$10,000 Approx.; Misc. - \$10,000
 Elevator: \$6,000 Approx.; Mgmt. \$6,000 Approx.



Unit	Type	Approx. RSF*	\$SF	Monthly Rent	Actual Annual Rent	Proj.Rent if Free Market
Some usable Bsmt.	Used by Retail	700	\$0	\$0	\$0	\$0
Retail	Retail	2,200	\$27	\$5,000	\$60,000	\$110,000
Residential	RS	1,800	\$18	\$2,699	\$32,388	\$81,000
Residential	RS	1,800	\$10	\$1,476	\$17,712	\$81,000
Residential	RS	1,800	\$11	\$1,700	\$20,400	\$90,000
Residential	FM	1,800	\$29	\$4,400	\$52,800	\$99,000
TOTALS above Grade:		9,400		15,275	\$183,300	\$461,000

A 25 foot elevatored loft building in an excellent location in the heart of TriBeCa. A unique opportunity for a user or an investor. The building has additional air rights for a penthouse (pls. check out with your architect for details). Approx. 16 foot ceiling on top floor and approx. 14+ foot ceilings on floors 1 through 4. Usable basement – most of it is currently used by tenant. Quiet yet accessible location in north eastern Tribeca a few blocks south of bustling Soho. The property was built in 1857 in the Italianate style, with a cast iron base and arched windows.

Asking Price: \$6,350,000

For further information or inspection please contact:
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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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