

3-7 WOOSTER STREET

INVESTMENT/USER OPPORTUNITY • RETAIL CONDO • SOHO, NY



INVESTMENT / USER HIGHLIGHTS

- 6,649 SF IN TWO COMMERCIAL UNITS WITH GROUND FLOOR AND SELLING LOWER LEVELS
- INTERNATIONAL AND NATIONAL TOURIST DESTINATION
- CAST-IRON HISTORIC DISTRICT ON THE NATIONAL REGISTER OF HISTORIC PLACES
- HISTORIC 19TH CENTURY BUILDINGS HOUSING BOUTIQUES, BIG BOX RETAILERS, GALLERIES AND RESTAURANTS

HELMSLEYSPEAR

Established 1866

FOR MORE INFORMATION, PLEASE CONTACT:

CHRISTINE EMERY

212.508.6284

cemery@helmsleyspear.com

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APPROX. SIZE:	UNIT 1:	GROUND FLOOR – 1,620 SF LOWER LEVEL – 957 SF
	UNIT 2:	GROUND FLOOR – 2,020 SF LOWER LEVEL – 2,052 SF
	COMBINED:	6,649 SF
BLOCK/LOT:	228/7501	
LOT SIZE:	5,188 SF	
CURRENT TENANTS:	UNIT 1:	SOHO ART MATERIALS (MONTH-TO-MONTH TENANT)
	UNIT 2:	VACANT
RETAIL FRONTAGE:	47 FEET	
C OF O:	USE GROUP 6/RETAIL	
REAL ESTATE TAXES: (PER ANNUM)	UNIT 1:	\$40,093
	UNIT 2:	\$59,084
CAM: (PER ANNUM)	UNIT 1:	\$21,525.84
	UNIT 2:	\$31,458.40
ASKING SALE PRICE:	UNIT 1:	\$2,000,000
	UNIT 2:	\$3,200,000
	COMBINED:	\$4,500,000

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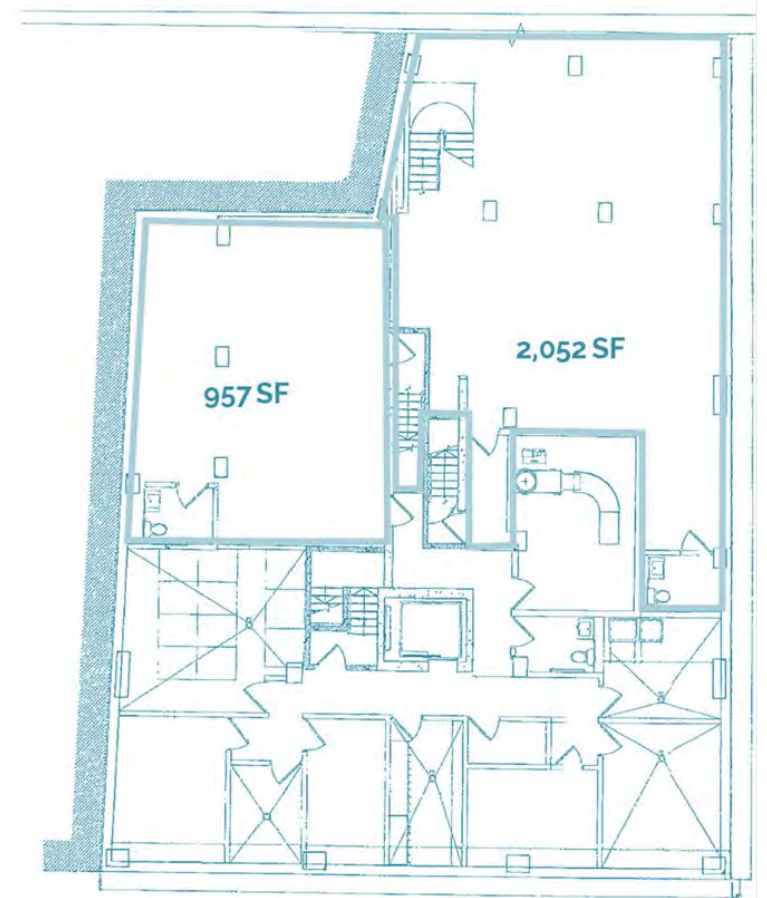
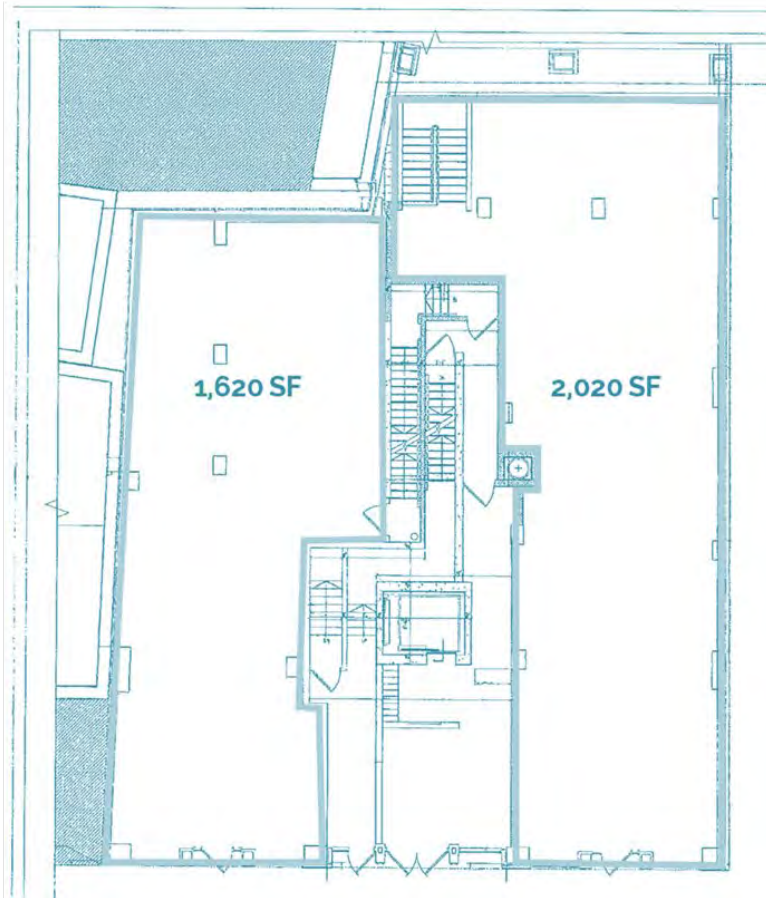
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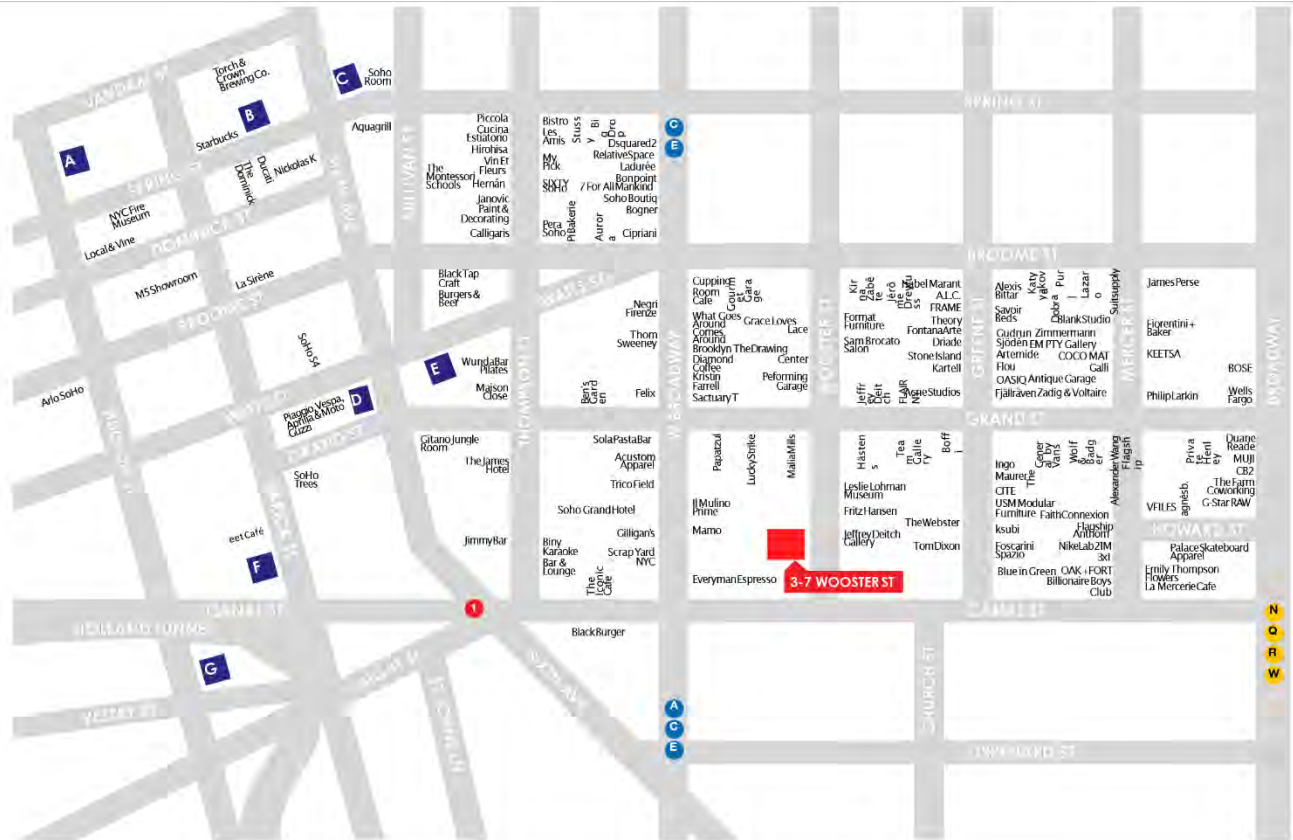
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NOTABLE HEADQUARTERS

- A.** NEW DISNEY HQ
- B.** WARBY PARKER HQ
- C.** NYU
FLATIRON HEALTH
CINEFLIX STUDIOS
- D.** DIGITALOCEAN
EVOKE HEALTH
BLUE STATE DIGITAL
NEW YORK GENOME CENTER
- E.** TWO SIGMA VENTURES
- F.** HORIZON MEDIA INC
- G.** DAVID YURMAN CORPORATE HQ

PROMINENT RETAIL WITHIN TWO BLOCKS

WEBSTER HALL

FULL BUILDING RETAIL EMPORIUM CREATED BY LAURE HÉRIARD DUBREUIL

ICONS



RESTAURANTS



HOTELS



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