



169 HUDSON

TRIBECA RETAIL FOR SALE

BETWEEN VESTRY AND LAIGHT STREET


CURRENT

169 HUDSON

SIZE

Ground Floor: 4,000 SF

Lower Level: 2,500 SF

Total: 6,500 SF

ASKING PRICE

~~\$5,750,000~~ **\$5,395,000**

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



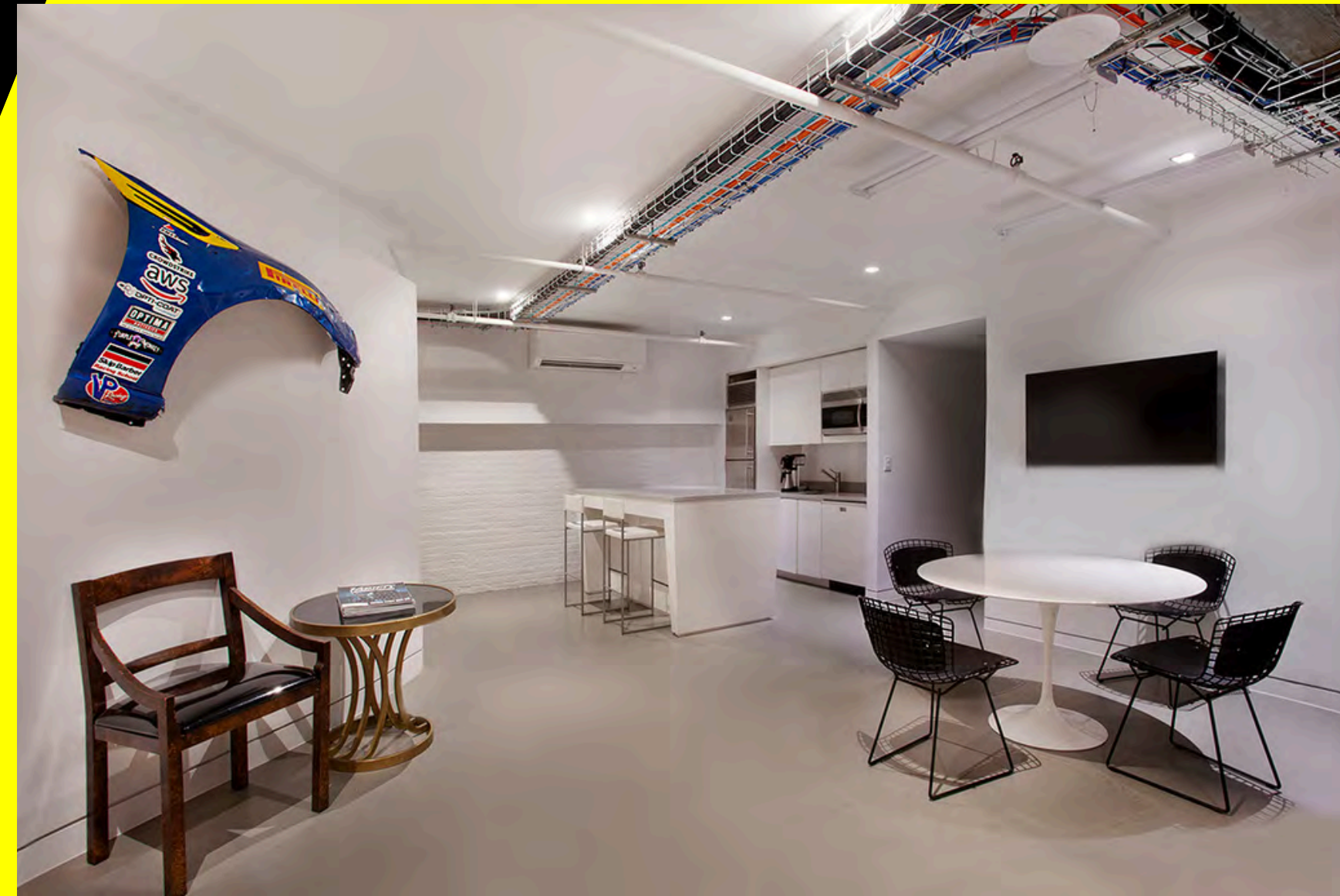
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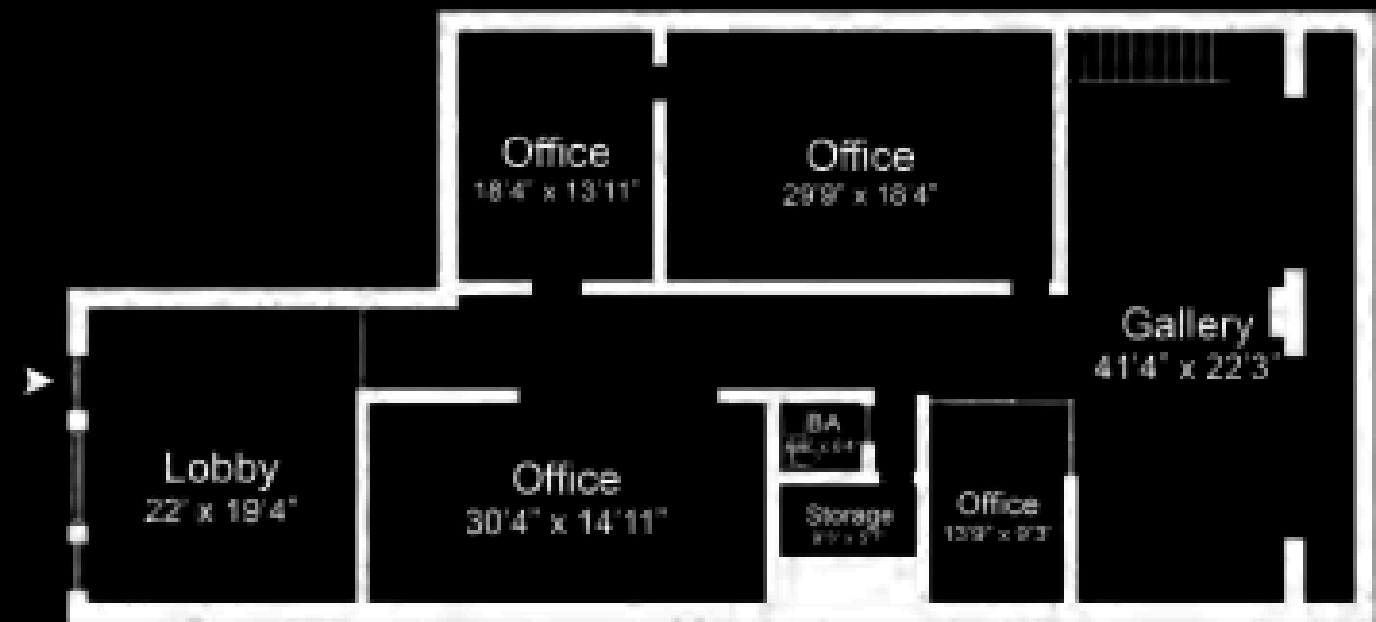
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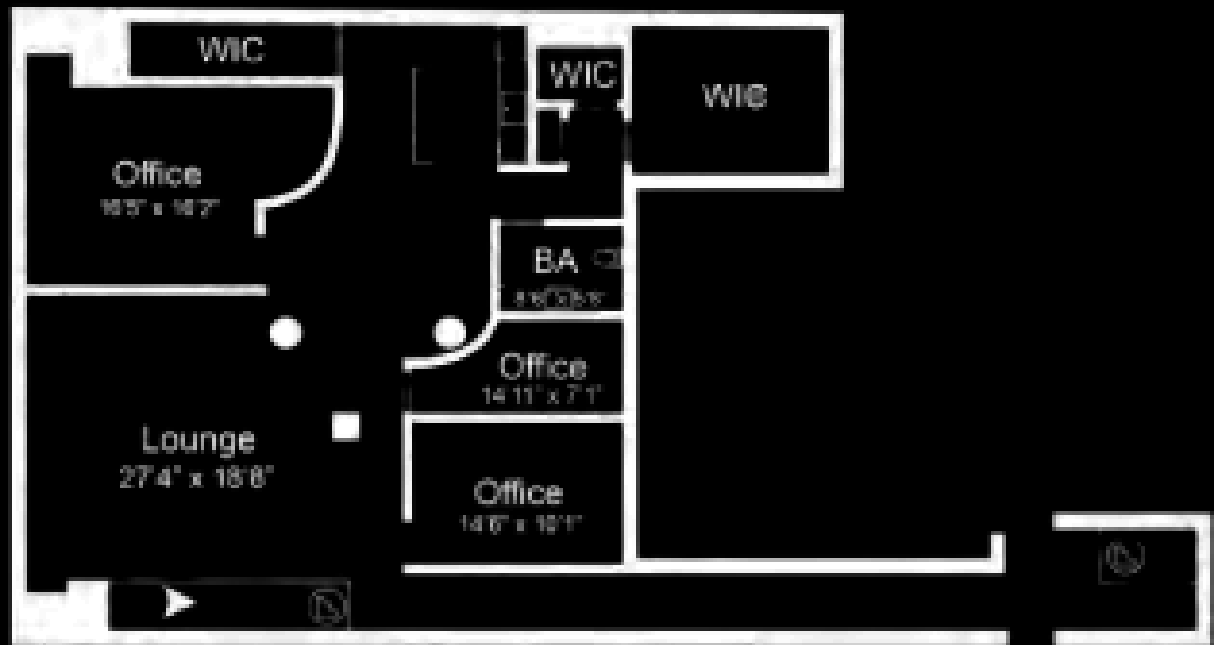
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FLOOR PLANS

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

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CURRENT
Real Estate Advisors