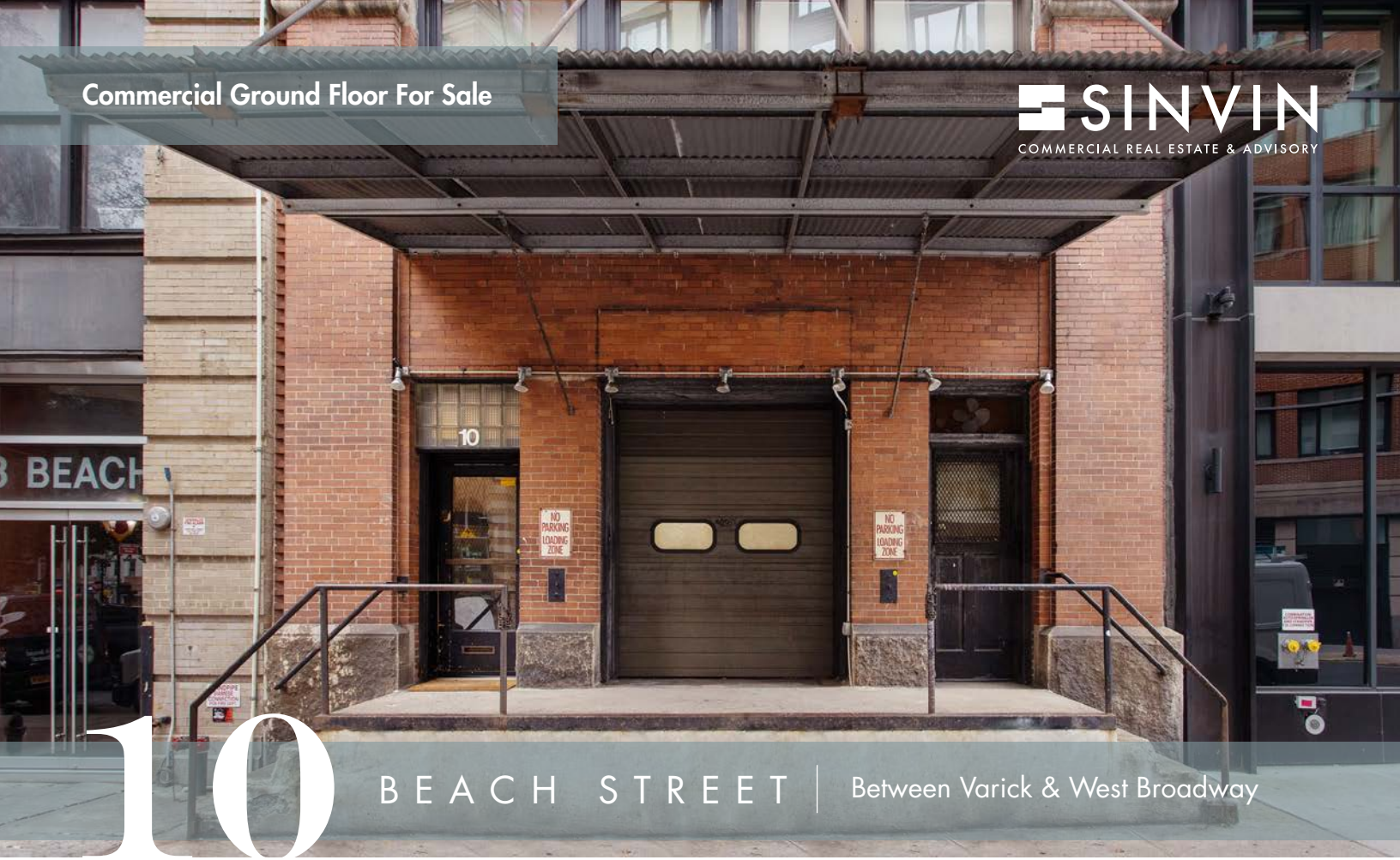


Commercial Ground Floor For Sale

SINVIN
COMMERCIAL REAL ESTATE & ADVISORY



10 BEACH STREET | Between Varick & West Broadway



Ground Level: **1,750 Square Feet** | Frontage: **26' 9"** | Ceiling Height: **11' 2"**
Co-op Maintenance: **\$2,200/Month** | Possession: **Immediate** | Asking Price: **Please Inquire**

FEATURES

- Loading dock garage door entrance
- Separate entrance directly to the street
- Recent building-wide upgrade and systems renovation
- Secure private basement storage is accessible by freight elevator or stairs
- Exterior canopy overhang in place
- Skylight in place
- Ideal for studio, gallery, media, or office use - Retail uses are not permitted
- Conveniently located in Tribeca, one of New York's most desirable neighborhoods

NEIGHBORS

- California Closets
- Spring Street Studios
- Sapar Contemporary
- ROOM
- Otte
- Espasso
- Playing Mantis
- Yaya Nail Salon
- House Studios
- Support by Design
- Grandaisy Bakery

CONTACT

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