

354 Bowery | New York, NY 10012

Retail Condominium

**AVISON
YOUNG**



Asking Price: \$4,750,000
Cap Rate: 5.79%

For more information, click here:
AYTriStateInvestmentSales.com

Property Details

Address	354 Bowery New York NY 10012
Location	West side of Bowery between Great Jones and East Fourth Streets
Market	Bowery NoHo
Block / Lot	531 / 1201
Frontage	20' on Bowery
Total SF	5,820 SF
Ground	1,940 SF
Cellar	1,940 SF
Sub Cellar	1,940 SF
Ceiling Heights	
Ground	12'
Cellar	9'
Sub Cellar	9'

Space Features

- Built-out restaurant with fully working kitchen, prep kitchen and commercial kitchen ventilation
- Retail storefront restoration project
- Rare grand-fathered retail blade signage

Building Systems

- Black iron duct commercial kitchen ventilation
- All utilities stubbed to premises (gas, water, sprinkler and sewer)
- Electrical panel provided (200 Amps)

Neighbors

- Bowery Hotel
- The Standard (East Village)
- Gemma
- Bohemian
- Il Buco
- Atla
- Lafayette Bakery
- BONDST
- Phillip Lim
- KITH
- The Cooper Union
- Supreme

For more information, please contact:

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Projected Rental Income

Space	Size	Rental Rate	Monthly Rent	Annual Rent
Ground Floor	1,940 SF	\$175 / SF	\$28,292	\$339,500
Lower Level	1,940 SF	-	-	-
Sub-Basement	1,940 SF	-	-	-
Total Projected Rental Income				\$339,500

Projected Expenses

Expense	Metric	Annual Expenses
Real Estate Taxes	Actual (20/21)	\$28,978
Common Charges	\$0.75 / GSF	\$22,400
Insurance	\$1.00 / GSF	\$6,367
Management Fee	2.00% of EGI	\$6,790
Total Projected Expenses		\$64,535

Projected Net Operating Income

\$274,965

Asking Price

\$4,750,000

NOI Yield

5.79%

Projected Income

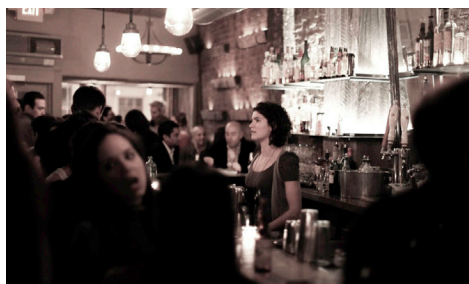
\$339,500

Less: Projected Expenses

(\$64,535)

Projected NOI

\$274,695



Restaurant Interiors

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