



AS THE EXCLUSIVE AGENT, JSN PROPERTIES IS PLEASED TO OFFER THE FOLLOWING OPPORTUNITY FOR SALE:

**APPROXIMATE SIZE**

7015 RSF

**ASKING PRICE**

\$ 5,600,000

**POSSESSION**

Upon Closing

**COMMON CHARGES**

\$1,000 per month

**REAL ESTATE TAXES**

\$21,886 per annum

**COMMENTS:**

- This ground floor commercial condo is a premiere space for any user including non profits, photographers, creative firms, religious facilities or any other appropriate use.
- The space has 16 foot ceilings with an abundance of light and an outdoor patio. It has exposed brick walls throughout the three levels, beautiful cast iron columns, as well as central air and new ductless units. It's supplied with 400 amp 3 phase power.
- The site is just a few blocks away from the Canal Street subway stations that offer access to every major subway line via the A, C, E, N,Q, R,J,Z, 1,2, and 6 trains.
- There is a private street entrance.
- Close to the most sought-after alleyway in NYC: Cortlandt Alley, where many films are shot.
- This is an incredible opportunity to acquire a unit that is perfect for owner/users.



**JEFF NISSANI**

Broker

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## FLOOR PLAN

### 81 WALKER STREET APARTMENT # 1

