

COMMERCIAL CONDO FOR SALE



Exclusive Listing / Commercial Acquisitions Inc.



254 W 10TH ST, NEW YORK, NY 10014

Corner Of Hudson St & West 10th St

ASKING PRICE

\$1,199,000

SIZE

1,823 SF

BLOCK & LOT

1-00630-1105

ZONING

C1-6

PROPERTY TAX

\$20,667

Highlights:

Unit COMM C

Prime West Village Location

Delivered Vacant

High Foot Traffic

\$592.26 - Maintenance

Lower Level

Surrounded By Major Businesses

PROPERTY OVERVIEW

Commercial condo for sale at 254 W 10th St, featuring a lower-level space delivered vacant, offering immediate availability for an owner-user or investor. Located in the heart of the West Village, the property benefits from one of Manhattan's most sought-after neighborhoods with strong residential density and consistent foot traffic.

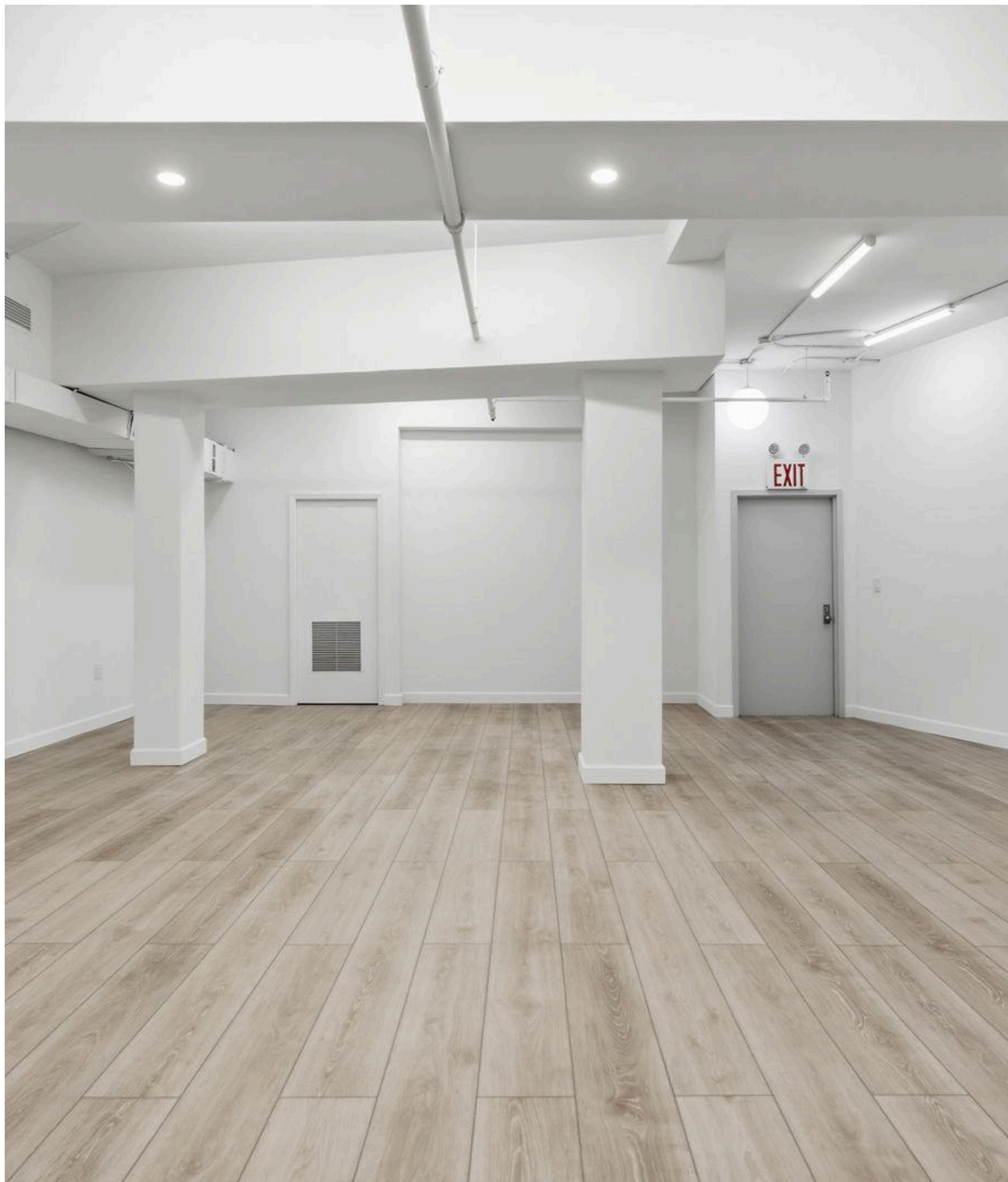
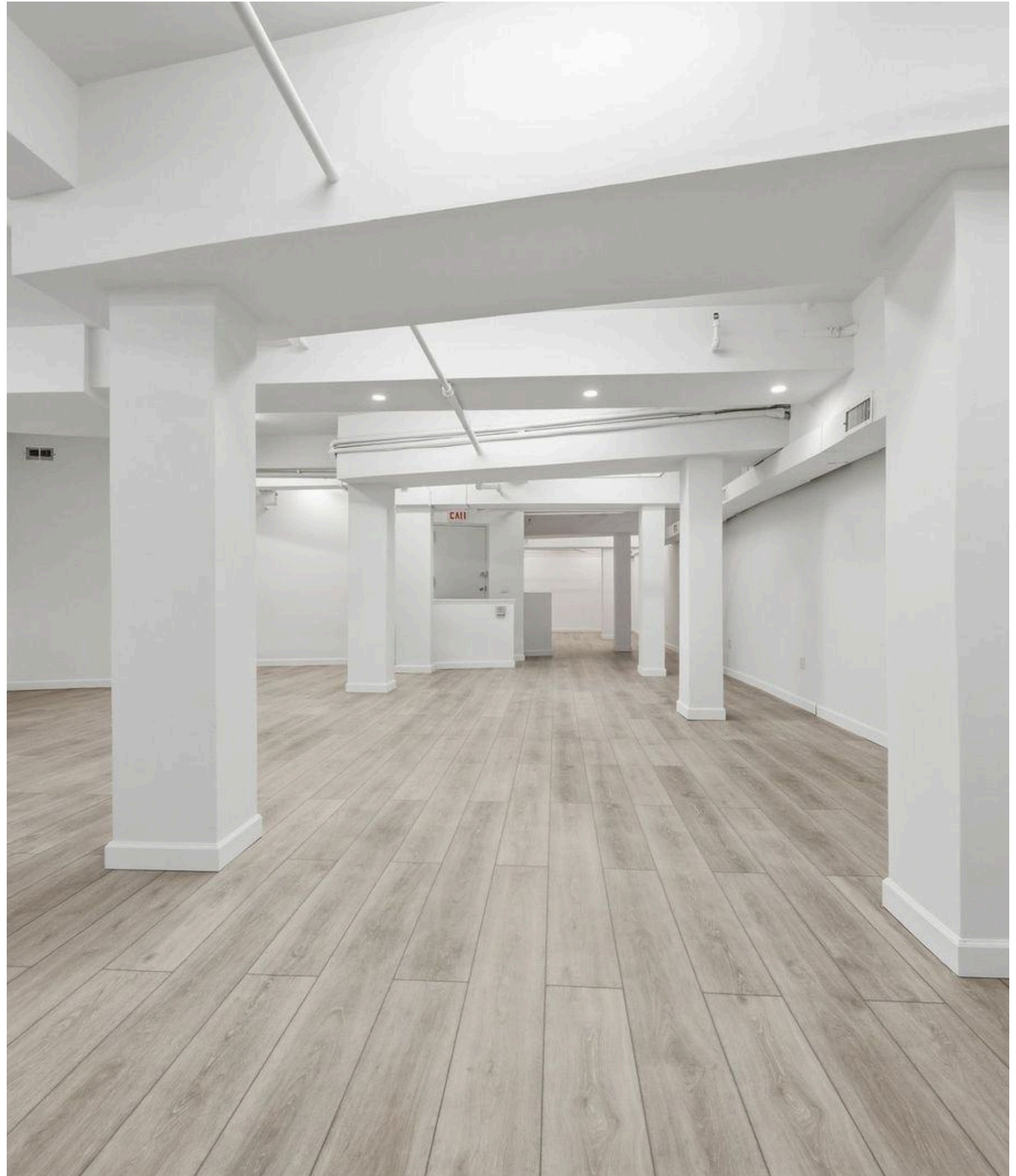
EXCLUSIVE BROKER

Arsen Atbashyan

917-939-3760 / arsen@commercialacq.com

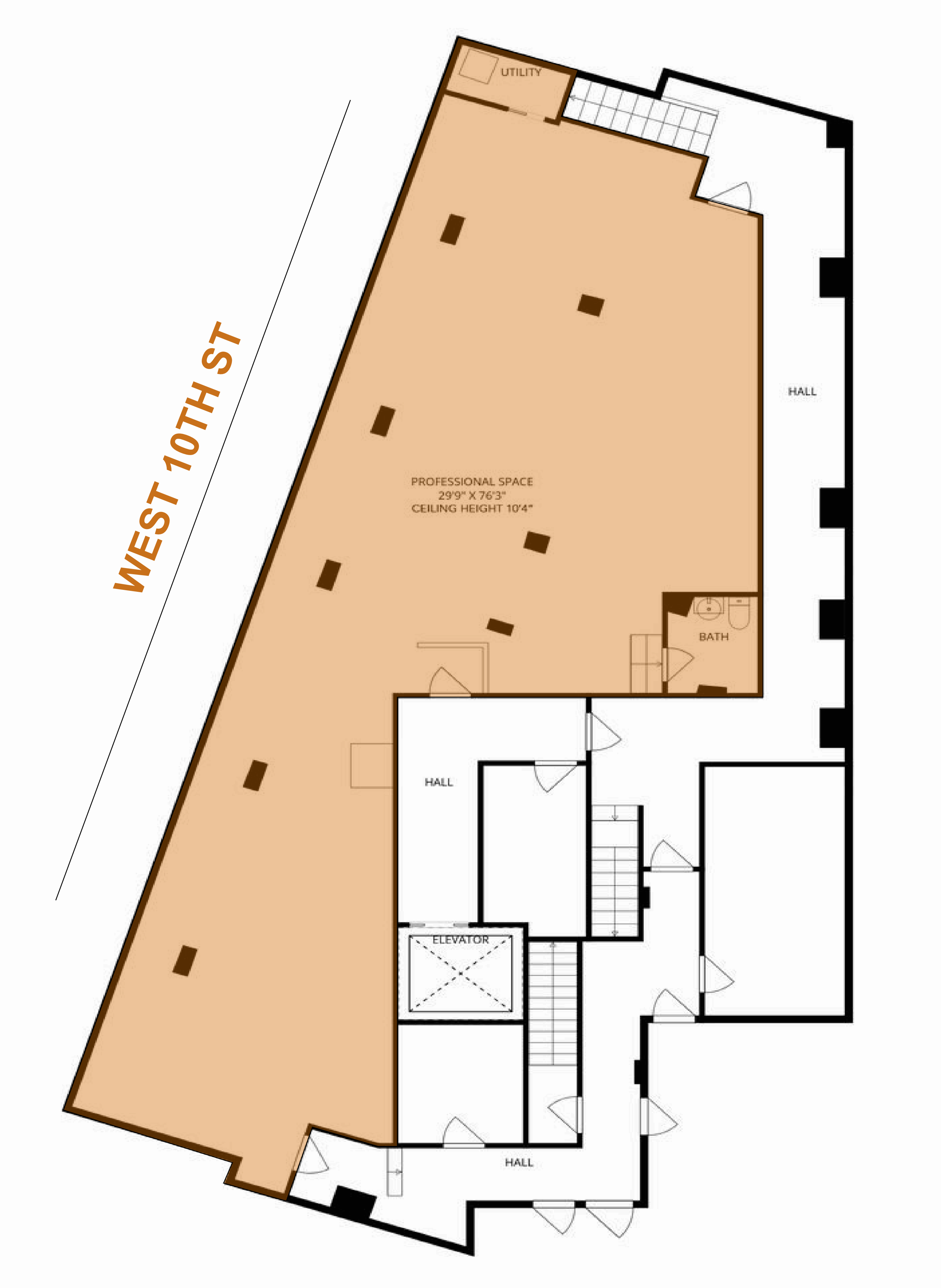
Commercial Acquisitions Inc.

718-517-8700 / commercialacq.com

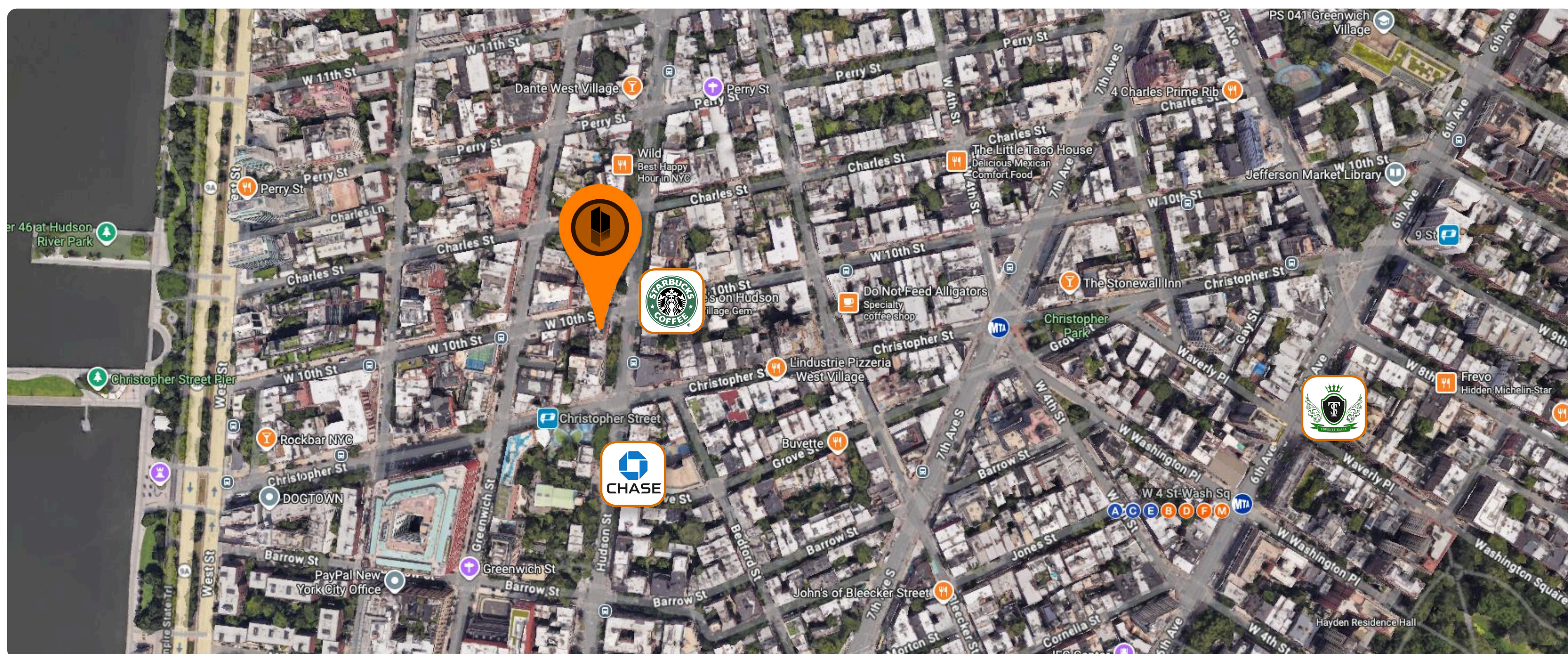


Floor Plan

Commercial Acquisitions Inc.



AREA MAP



TRANSIT ACCESS

SUBWAY 1, A, C, E, B, D, F, M - Lines

BUS M8, M20

CAR Close access to West St

TENANTS & AMENITIES ANALYSIS

Positioned within a prime West Village retail and lifestyle corridor surrounded by high-end dining, boutiques, and national brands including Starbucks, Tashkent Supermarket, Chase Bank, Citibank, along with a dense mix of restaurants, cafes, and neighborhood retail driving constant activity

TRAFFIC ANALYSIS

Foot Traffic:

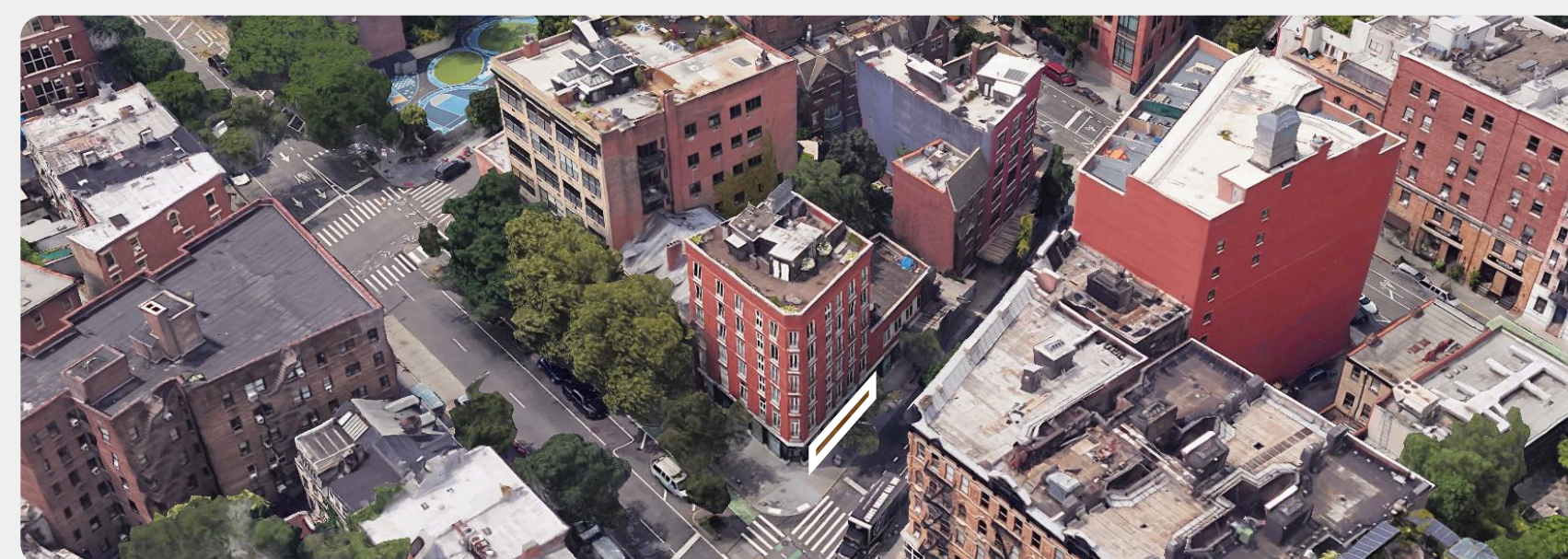
~10,000 – 16,000 pedestrians/day

Traffic Type:

45% local residents

30% destination traffic

25% tourists / visitors



LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.



Certificate of Occupancy

CO Number: 104925226F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 00630	Certificate Type: Final
	Address: 254 WEST 10 STREET	Lot Number(s): 7502	Effective Date: 06/12/2017
	Building Identification Number (BIN): 1011736	Building Type: Altered	

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 1-B (1968 Code)	
	Building Occupancy Group classification: J2 (1968 Code)	
	Multiple Dwelling Law Classification: HAEA	
No. of stories: 6	Height in feet: 60	No. of dwelling units: 9

C. **Fire Protection Equipment:**
None associated with this filing.

D. **Type and number of open spaces:**
None associated with this filing.

E. **This Certificate is issued with the following legal limitations:**
None

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	D-2			BOILER ROOM, COMPACTOR RM, STORAGE, MECHANICAL EQUIP. ROOMS, ELEVATOR & MACHINE ROOMS
CEL	19		E		6	OFFICES
001		100	J-2		2	VESTIBULE, RESIDENTIAL LOBBY

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE