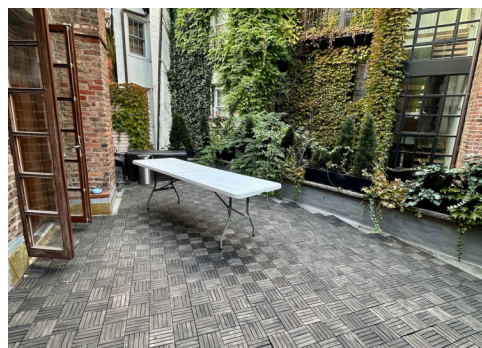


60 Greenwich Avenue Manhattan, NY | \$9,900,000

GREENWICH VILLAGE | \$109,320 TAXES | MULTI FAMILY | 3,900 APPROX. SQFT

 Douglas Elliman



Multi Family Town House for sale.

60 Greenwich Avenue is a meticulously maintained, mixed-use trophy asset located in the heart of the West Village. Approximately 3,900 square feet and the basement space the property features three residential apartments above a ground-floor Michelin Starred restaurant. The residential component offers a diverse unit mix of studio, one-bedroom, and two-bedroom layouts.



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60 Greenwich Avenue



PROPERTY DESCRIPTION

The free-market residential units have been thoughtfully renovated with high-end finishes that blend timeless character with modern luxury. Interior features include cherry hardwood flooring, custom kitchen cabinetry, stainless steel appliances, and premium bathroom fixtures. Positioned along one of the West Village's most coveted retail corridors, between Perry Street and West 11th Street, 60 Greenwich Avenue is surrounded by some of Manhattan's highest residential rents and strongest retail fundamentals.

The property enjoys exceptional connectivity, just moments from SoHo, Union Square, Chelsea, New York University, and a renowned collection of world-class restaurants, cafés, and nightlife destinations. Its unmatched location, combined with convenient access to multiple transportation options and the neighborhood's enduring appeal, ensures sustained demand from high-quality tenants willing to pay a premium for the exceptional West Village lifestyle.

Multi Family Town House

Ground Floor : Restaurant (Ground 1,300 SF, Basement Full Kitchen 1,200SF)

2nd, 3rd floor : 3 residential apartments

Property type: Retail

Property Subtype: Storefront Retail/Resident

Building Size: 3,900 SF, 25 FT x 60 FT

BuildingClass: C, Year Built: 1920

Height: 3 Stories, Building FAR: 2.24, LotSize: 0.04 AC, Block: 00606 Lot: 0025 Zoning: C1-6,

New York, Frontage: 25 ' on Greenwich, Web# H654321

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60 Greenwich Avenue



FINANCIALS

Rent Roll

UNIT #	TYPE	STATUS	LEASE EXP.	RM TYPE	SIZE	MO. RENT	ANN. RENT
GROUND	Retail	Restaurant	Sep 2036		1,300sf	\$ 21,475	\$ 257,700
Basement	Retail	Restaurant			1,200sf		
2F	Residential	FM	Vacant	2BR + Terrace	1,300sf	\$ 12,300	\$ 147,600
3F Loft	Residential	FM	Occupied	Studio + den	600sf	\$ 4,120	\$ 49,440
3R	Residential	FM	Occupied	1BR	600sf	\$ 4,275	\$ 51,300
Tenant Reimbursement (Real Estate Tax)						\$ 2,013	\$ 24,156
(Water sewer)						\$ 1,200	\$ 14,400
GPI						\$ 45,383	\$ 544,596
Less Vacancy & Credit Loss							
NPI						\$ 45,383	\$ 544,596

*COMMERCIAL

Tenant: UAF Investor Group LLC: 9 years remaining on a 15 year lease. 3% Increase every year, 6% Increase every (\$21,475/mo. From Oct 2026)

*RESIDENCE Free Market, 2F is under renovation

Expenses

Gross Operating Income:	\$ 544,596.00
Vacancy Collection Loss(0%)	\$ -
Effective Gross Income:	\$ 544,596.00
	\$ -
Real Estate Taxes (Tax Class 2A) 2025	\$ (98,207.00)
Water & Sewer	\$ (17,000.00)
Utility:	\$ -
Insurance:	\$ (15,600.00)
Repairs:	\$ (8,000.00)
Maintenance:	\$ (3,000.00)
Management (Superintendent)	\$ (8,400.00)
	\$ -
Total Expenses:	\$ (150,207.00)
Net Operating Income	\$ 394,389.00

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