

BANKRUPTCY SALE

Retail Condo 12 East 13th Street

3,556 Sq. Ft. Retail Condominium
Prime Greenwich Village / Union Square Location

Ariela
GREY Partner



Retail Condo at 12 East 13th Street, New York, NY 10003

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VIRTUAL TOUR - CLICK HERE



- Premier retail condominium located on the ground floor of a luxury condominium building
- Total unit size is 3,556 sq. ft., all of which is at grade
- Currently configured as a daycare facility with classrooms, office and play rooms
- Zoning Use Group 3, but please inquire for restricted uses from the condominium
- Ideal property for childcare facility, art gallery or trendy boutique
- Convenient transportation with N/Q/R/W/L/4/5/6 trains around the corner and the F/M & PATH trains at 6th Avenue & 14th Street
- Delivered vacant

Block / Lot	570 / 1201
Stories/Levels	Ground Floor
Commercial SF	3,556
Tax Class	2C
Assessment (26/27)	\$568,094
Taxes Without Exemptions (26/27)	\$70,665
CAM Charges	\$3,356

*All square footage/buildable area calculations are approximate

Bidding Deadline: July 7th, 2026 | **Auction Date:** July 14th, 2026

Minimum Bid: \$1,650,000 | Subject to Bankruptcy Court Approval | Inquire for Official Bid Procedures

For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | **arielpa.nyc**

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mtortorici@arielpa.com

Chris Brodhead x100
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Howard Raber, Esq. x23
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Paul Monaco x88
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James Nestor x30
jnestor@arielpa.com

For Financing
Information:

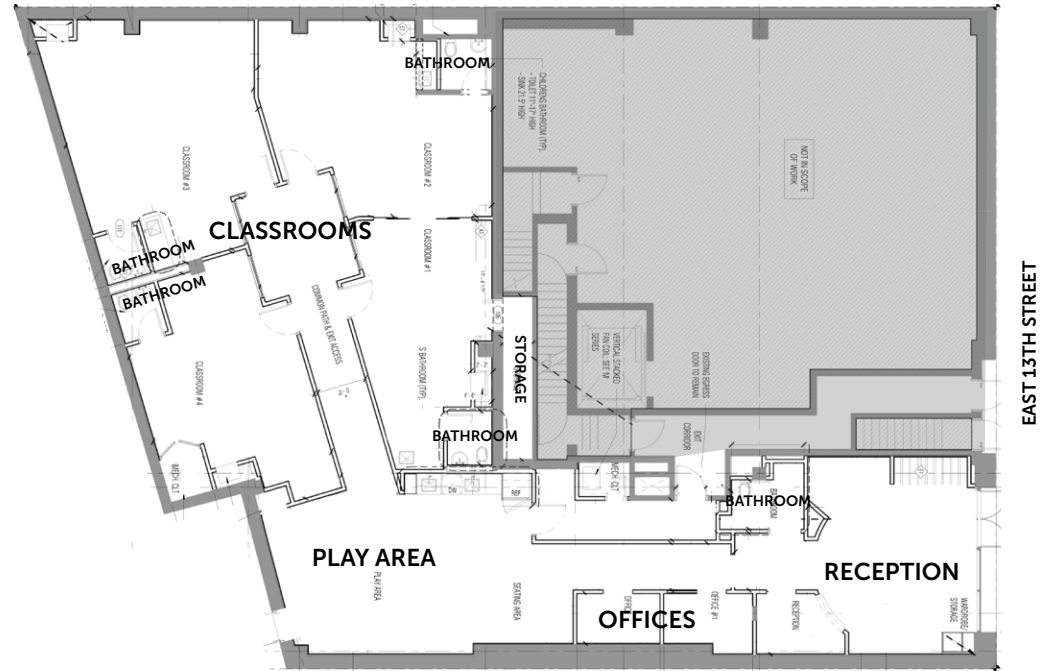
Benjamin Schlegel x81
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FLOOR PLAN - CURRENT USE



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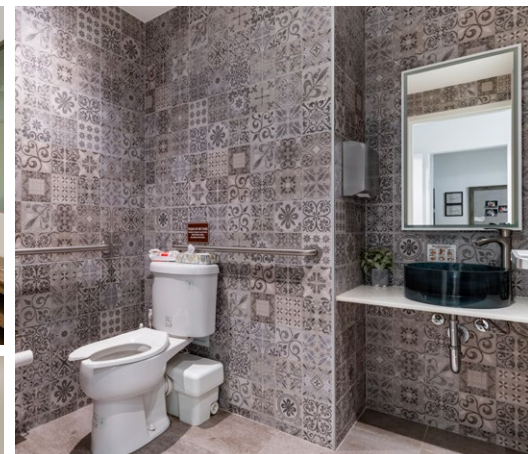
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Interior Photos



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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 18, 2026 6:05 pm

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EDUCATIONAL

- 1 NYU
- 2 The New School
- 3 Cardozo School of Law
- 4 NYU School of Professional Studies
- 5 St. John's University

ENTERTAINMENT AND ACTIVITIES

- 1 Regal Union Square
- 2 Cinema Village
- 3 Quad Cinema

RETAIL

- 1 Whole Foods Market
- 2 Strand Book Store
- 3 Facebook

FOOD & BEVERAGE

- 1 Trader Joe's
- 2 Old Town Bar
- 3 Boucherie Union Square
- 4 Il Cantinori
- 5 Gotham Bar and Grill
- 6 Japonica
- 7 Gramercy Tavern
- 8 The Grey Dog - Strip House
- 9 Strip House
- 10 Corkbuzz Wine Studio
- 11 Union Square Wines
- 12 Irving Farm New York

HOTEL

- 1 W New York – Union Square

Transportation Score



100
Public Transportation



91
Rider's Paradise



100
Walker's Paradise

Visit Walk Score Website



Walking
Distance to



14 MINUTES WALK
Union Square

9 MINUTES WALK
Washington Square Park

11 MINUTES WALK
Flatiron Building

20 MINUTES WALK
The High Line

20 MINUTES WALK
Meatpacking District

24 MINUTES WALK
Empire State Building

