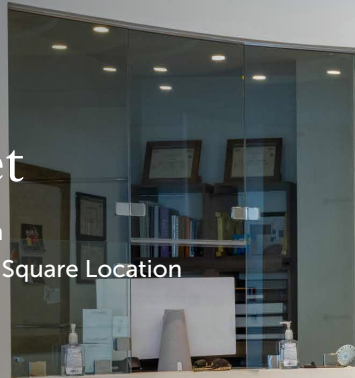


BANKRUPTCY SALE

Retail Condo 12 East 13th Street

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

Ariela
A member of GREA



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

3,556 Sq. Ft. Retail Condominium | Prime Greenwich Village / Union Square Location | **BANKRUPTCY SALE**



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 (25/26)	\$568,094
Taxes Without Exemptions (25/26)	\$71,012
CAM Charges	\$3,356

*All square footage/buildable area calculations are approximate

Bidding Deadline: TBD | **Auction Date:** Following Bid Deadline w/ Qualified Bidders

Minimum Bid: \$1,400,000 | 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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Chris Brodhead x100
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Howard Raber, Esq. x23
hraber@arielpa.com

Paul Monaco x88
pmonaco@arielpa.com

James Nestor x30
jnestor@arielpa.com

For Financing Information:

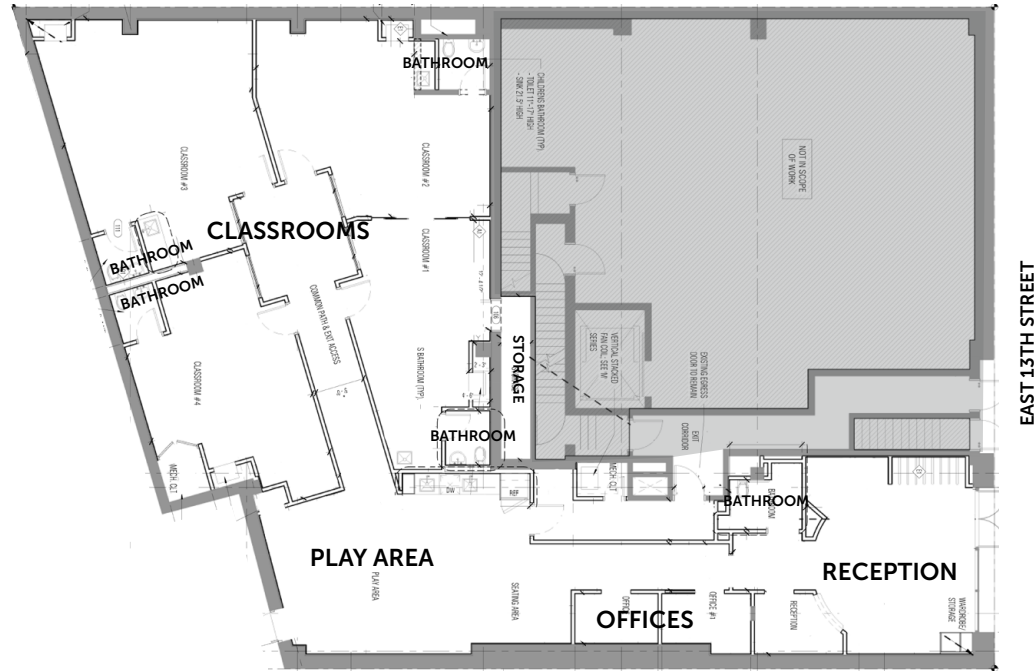
Benjamin Schlegel x81
bschlegel@arielpa.com

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FLOOR PLAN - CURRENT USE



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Interior Photos



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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

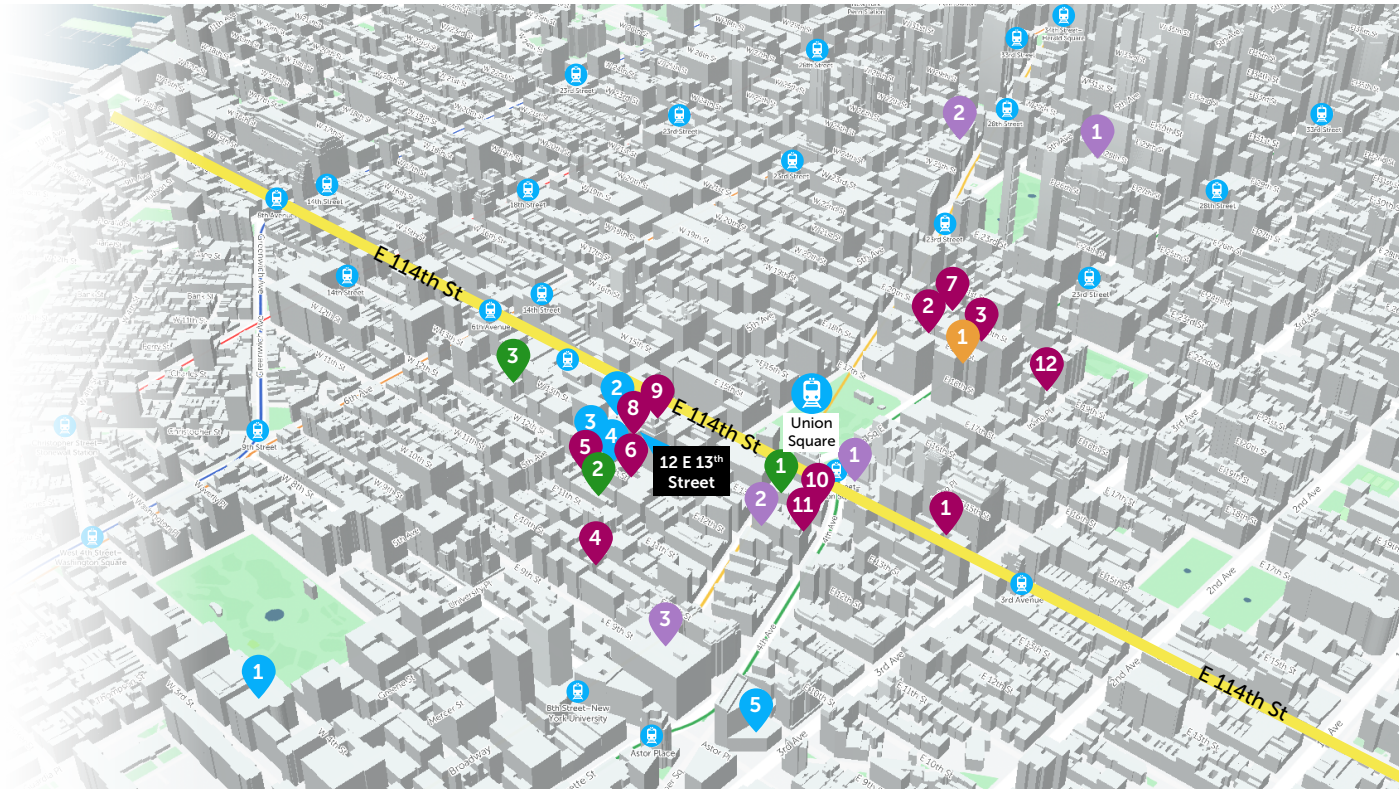


91
Rider's Paradise



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
Flarton Building

20 MINUTES WALK
The High Line

20 MINUTES WALK
Meatpacking District

24 MINUTES WALK
Empire State Building