

THE ARIEL GROUP REALTY CORP.

Commercial Condo For Sale

202 Canal Street Unit 401-404



202 Canal Street, Unit 401-404
New York, New York 10013
Gross Floor Area : 3,115 SF

Unit Highlights:

- * Corner units with generous light
- * High ceilings
- * Newly renovated medical space

Building Highlights:

- * 24 hours & 7 days
- * Handicap Access
- * Central A/C/High-security Center
- * Concierge Service

Location Highlights:

- * Tribeca/Chinatown Areas
- * Close to 6,Q,R,N,W,J,M,Z,A,C,E Trains

Monthly Property Tax : \$3,345.75
Monthly Common Charge : \$6,125.16

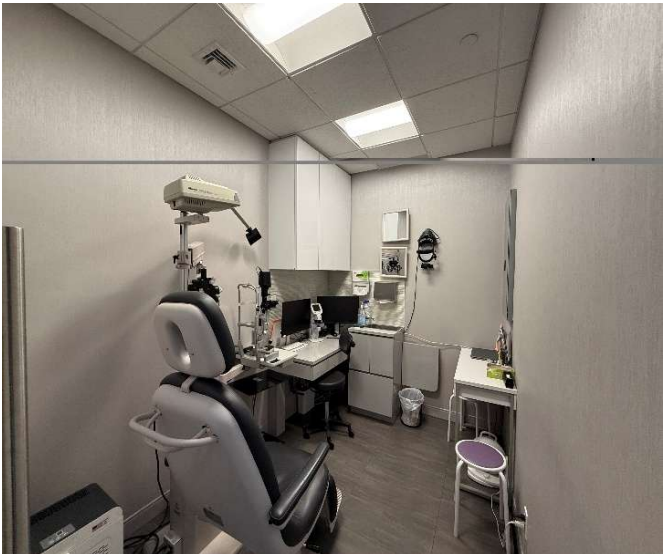
Asking : \$3,500,000

Contact: The Ariel Group Realty Corp
Charlotte Cheung Tel: 917-319-8856
Email: charlotte@arielgrouprealty.com
Website: www.arielgrouprealty.com

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 it. All zoning, building forages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, 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 herein.

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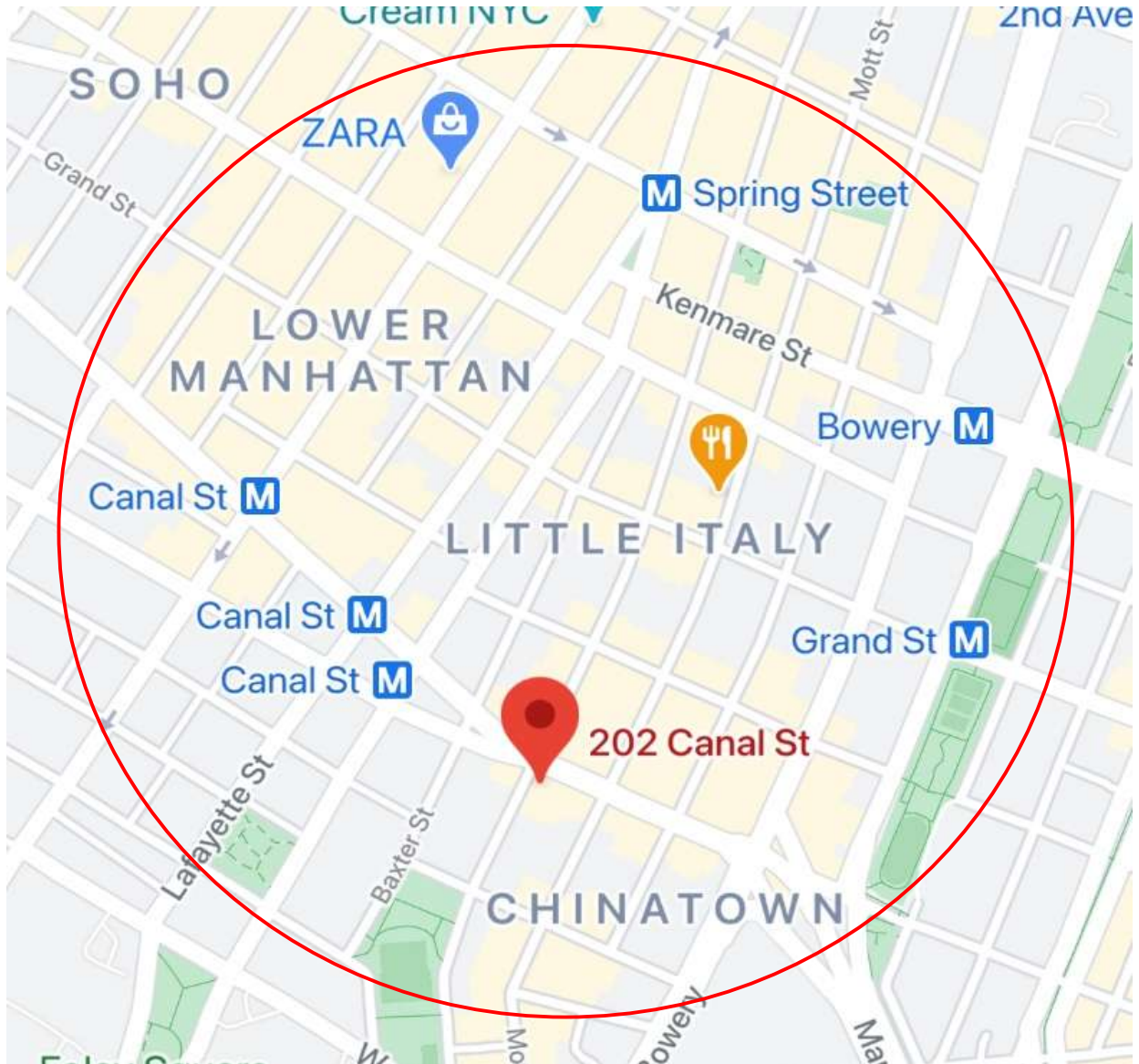


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