



AVAILABLE FOR SALE
ASKING PRICE \$3,400,000

9 JONES STREET

New York, NY, 10014 | **West Village**

FULLY-LEASED
RETAIL CO-OP

RIPCO
INVESTMENT SALES

PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of the retail co-op located at **9 Jones Street**, New York, NY (the ‘Property’).

The retail co-op at 9 Jones Street, New York, NY 10014, is a prime 2,000-square-foot ground-floor commercial space with an additional 850-square-foot basement, offering a compelling investment opportunity in the heart of the West Village. Housed in a 7-story pre-war cooperative (built 1902, renovated 1983) with six residential units and one commercial unit, the space is leased to Foursome Restaurant under a 10-year agreement (July 1, 2024–June 30, 2034) with a one-time 5-year renewal option, ensuring stable rental income.

The tenant’s \$750,000+ investment in a high-quality build-out enhances the property’s value and functionality.

Located between West 4th and Bleecker Streets, the building benefits from high foot traffic, historic charm, and proximity to Washington Square Park, NYU, and major subway lines (A, C, E, B, D, F, M, 1).

Zoned C1-5, this versatile retail space is an attractive asset for investors seeking a high-demand property in an affluent, vibrant neighborhood..

FINANCIAL SNAPSHOT

Tenant	Foursome
Lease Commencement	July 1, 2024
Lease Expiration	June 30, 2034
Renewal Option	One 5-year option
Extension Option Rent Increase	3% continual increases

PROPERTY SUMMARY

THE OFFERING

Property Address	9 Jones Street - Retail Co-op
Neighborhood	West Village
County	Manhattan
Block / Lot	590 / 77
Gross Lot Sq. Ft.	2,500 SF (approx.)
Lot Dimensions	25 FT x 100 FT

BUILDING INFORMATION

Number of Buildings	1
Stories	7
Building Sq. Ft.	15,778 SF (approx.)
Commercial Units	1
Year Built	1983

ZONING INFORMATION

Zoning	R6, C1-5
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REVENUE

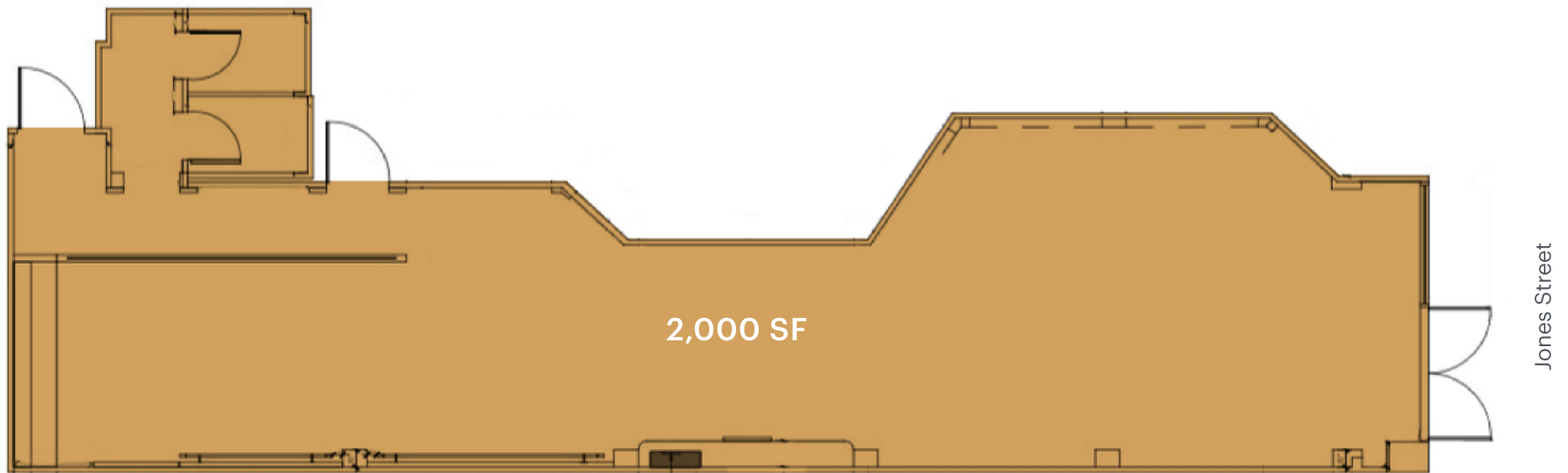
UNIT	USE	SF	LXP	RENT INC.	BASE RENT / SQ. FT.	MONTHLY RENT	ANNUAL RENT
Ground Floor	Commercial	2,000	06/30/2034	3% per annum	\$138	\$23,000	\$276,000
Cellar	Commercial	850			-	-	-
Total		2,850				\$23,000	\$276,000

COMMERCIAL REVENUE	GSF	\$ / SF	ANNUAL INCOME
Gross Annual Commercial Income	2,000	\$138	\$276,000

EXPENSES

TYPE	EXPENSES	% OF EGI	\$ / SF	ANNUAL
CAM + Tax Charges	Actual	16.20%	\$22.40	\$44,784
Special Building Assessment for 2025	Actual	7.90% of EGI	\$11.00	\$22,000
TOTAL EXPENSES		24.00%	\$33.40	\$66,784
NET OPERATING INCOME				\$209,216
CAP RATE				6.1%

GROUND FLOOR PLAN

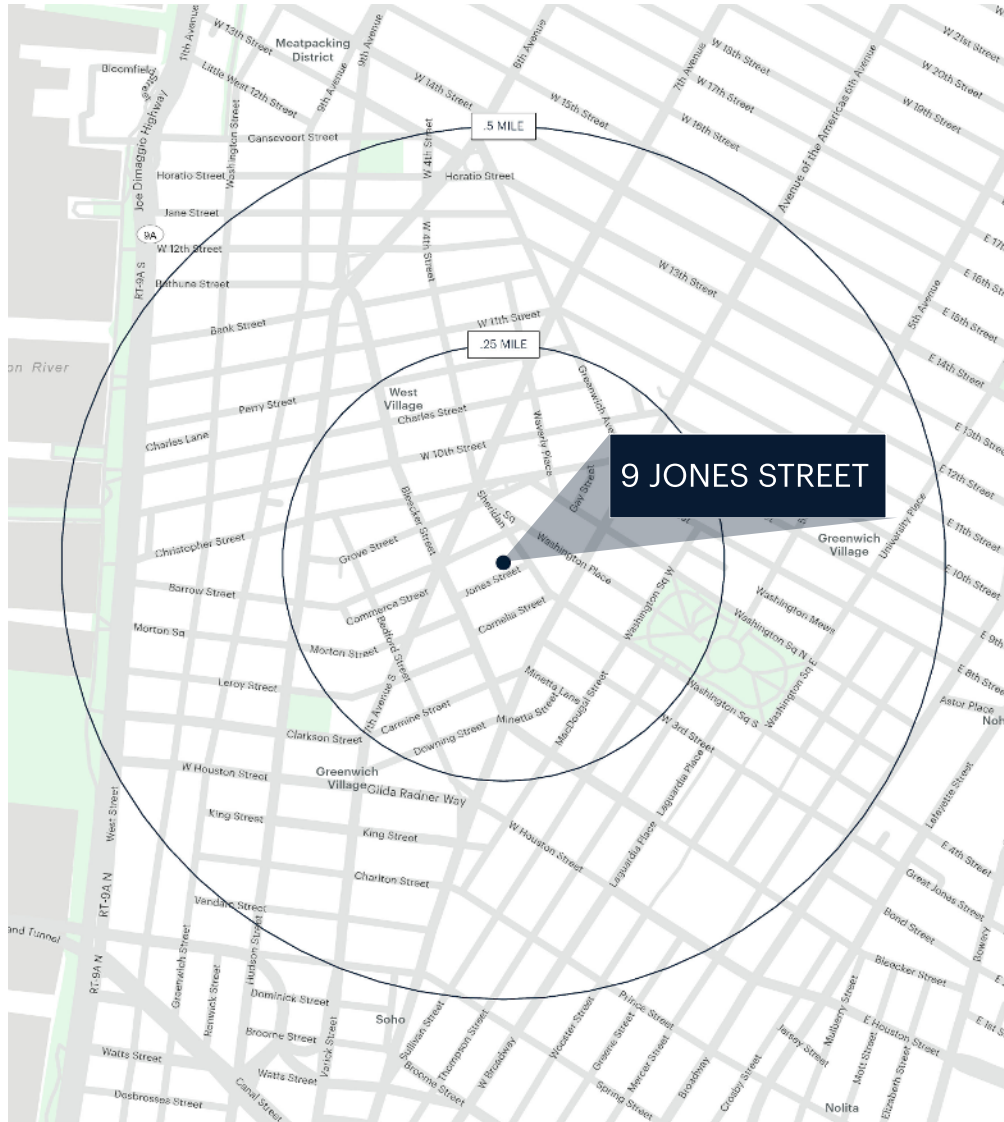


9 JONES STREET FOR SALE

RETAIL MAP



AREA DEMOGRAPHICS



	0.25 MILES	0.5 MILES
Population	12,248	64,623
Number of Households	11,001	37,046
Average Household Income	\$237,330	\$278,160
Median Household Income	\$152,085	\$174,125
College Graduates	8,123 54%	24,757 48%
Total Businesses	1,236	4,726
Total Employees	13,771	80,363
Daytime Population	19,511	103,249

CONTACT EXCLUSIVE AGENT

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