

SUSAN PENZNER Real Estate

E X C L U S I V E



9 White Street

Ground Floor & Lower Level Gallery/Showroom
Co-Op For Sale in the Heart of Tribeca

9 WHITE STREET

Between Church & West Broadway

FOR SALE Ground & Lower Level Co-op



SPACE SUMMARY

Ground:	Approx. 3,200sf
Lower Level:	Approx. 3,000sf
Use:	Ground and Lower Level Gallery, Office & Storage
Ownership Type:	Co-op
Price:	Upon Request
Maintenance:	\$4,632/mo <i>(includes Real Estate Taxes)</i>

BUILDING SUMMARY

Block/Lot:	178/24
Building Size:	Approx. 38ft x 100ft
Built:	1861-62
Historic District:	Tribeca East Historic District
Zoning:	C6-2A, Tribeca Mixed Use District ("TMU")

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EXCLUSIVE

REBNY Although the information regarding property sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy hereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

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*Ground Floor
Architectural Rendering*

Prime Tribeca co-op for sale. This ground floor gallery and lower-level office has undergone extensive renovations designed by architect ARO.

All major systems have been updated. Upgraded electric & plumbing. New staircase to the lower level. Newly installed white-oak hardwood floors on the ground floor, and polished concrete in the lower level. Restored tin ceilings. Exposed and restored cast-iron columns. Restored skylight and rear windows. New HVAC.

Existing plans can be completed by the buyer to the finishes shown in the renderings or tweaked to the buyer's own specifications.

Neighbors include an exciting mix of art galleries, fashion, and design. Galleries include James Cohan, Luhning Augustine, Ortuzar Projects, Bortolami, David Zwirner's 52 Walker, Mendes Wood DM. Retail/design include Todd Snyder, Rag & Bone, Ted Muehling, RBW Lighting, R 20th Century, and Double Knot Rugs.

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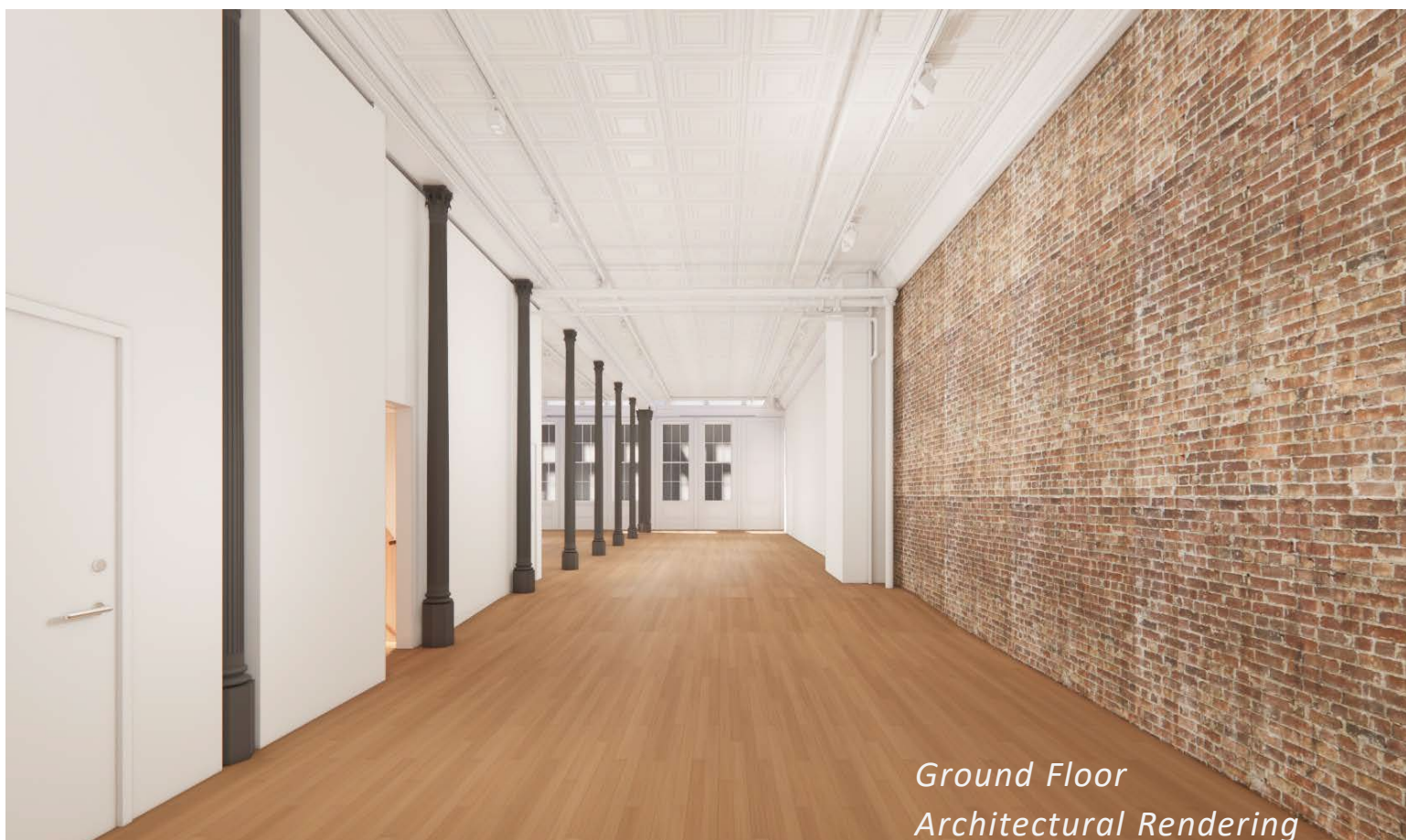
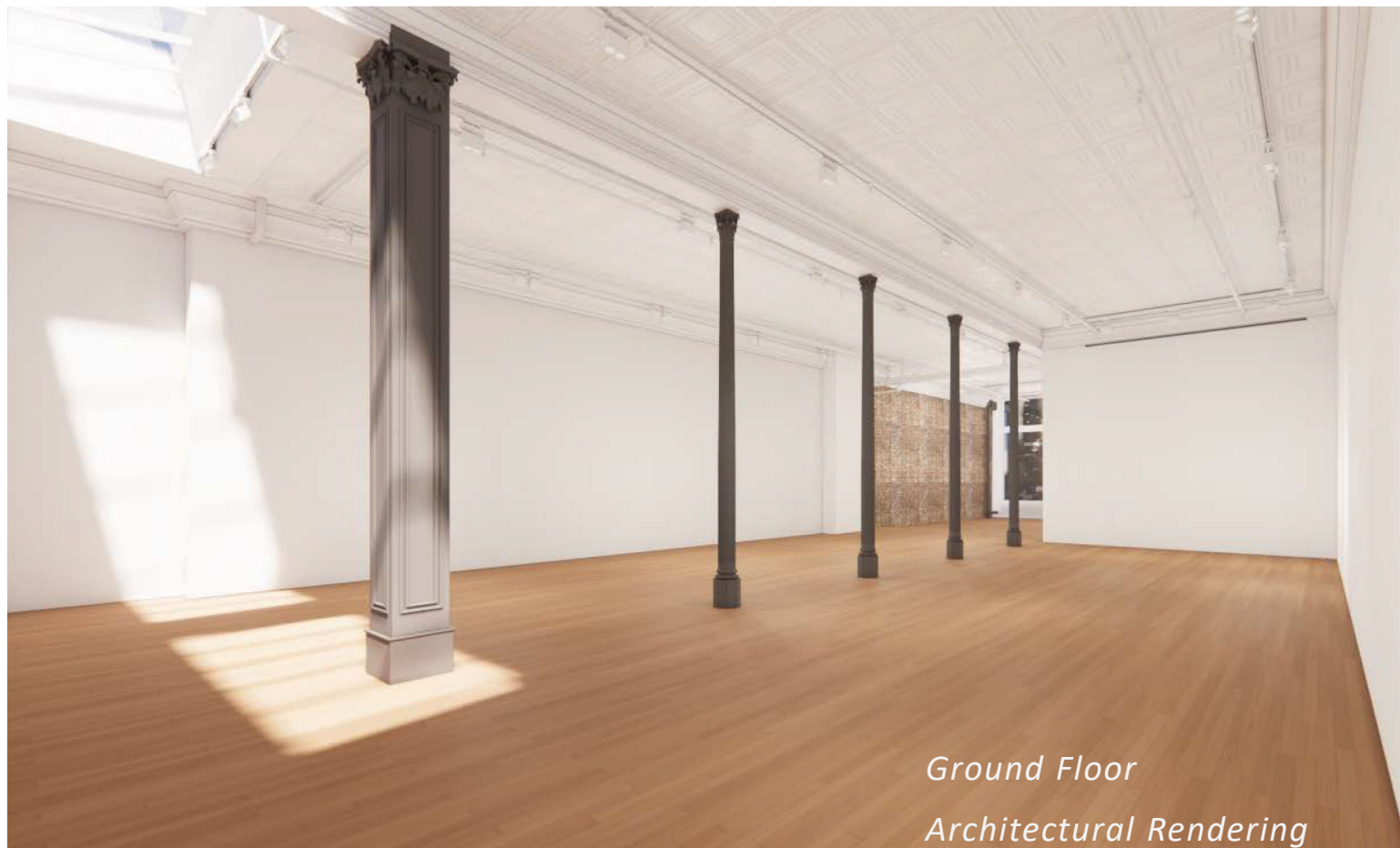
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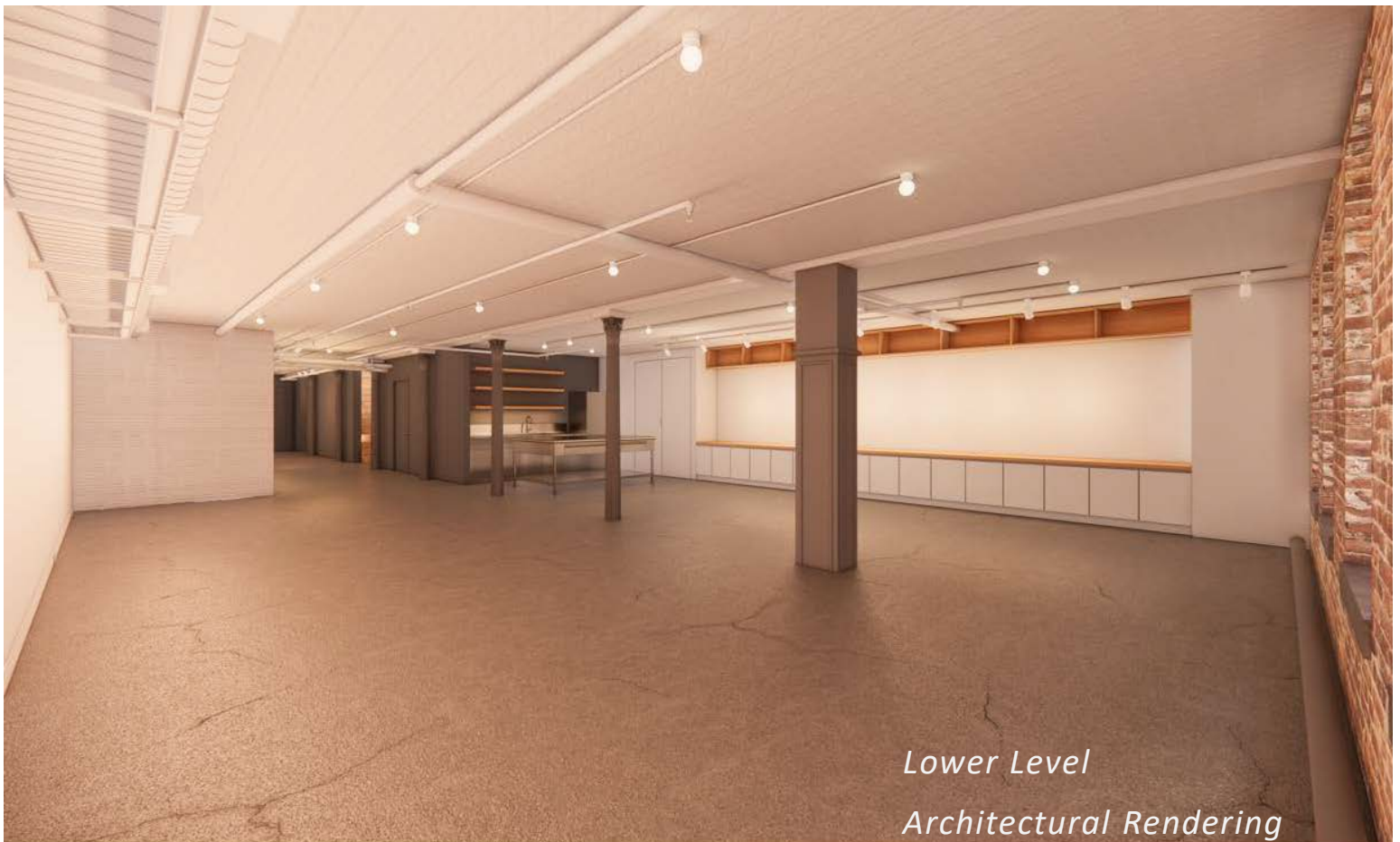
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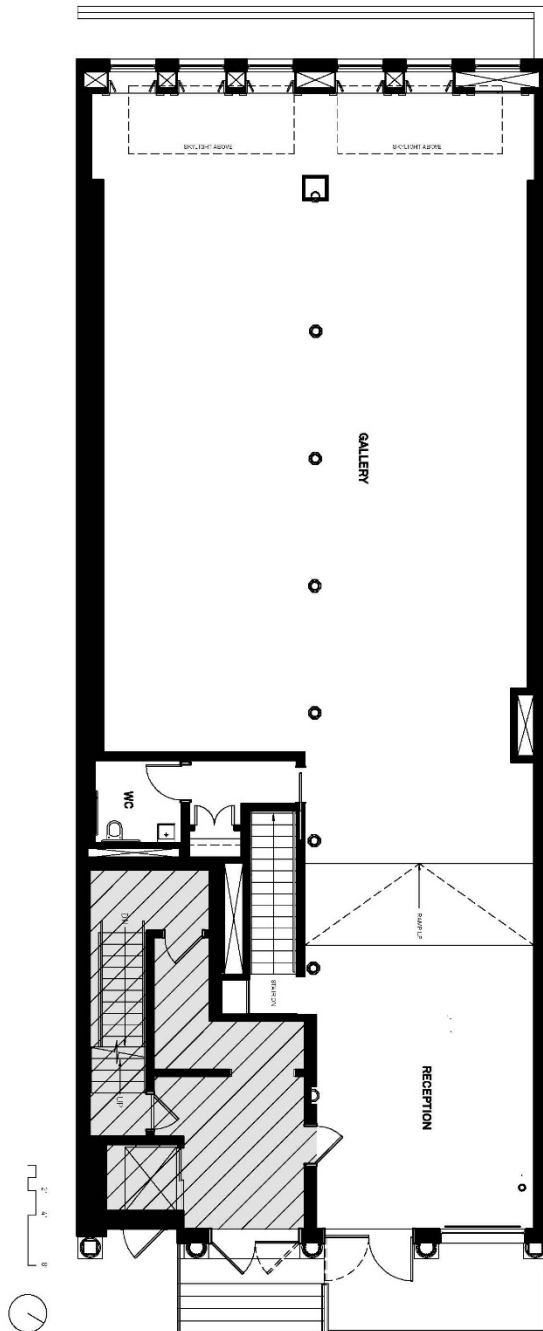
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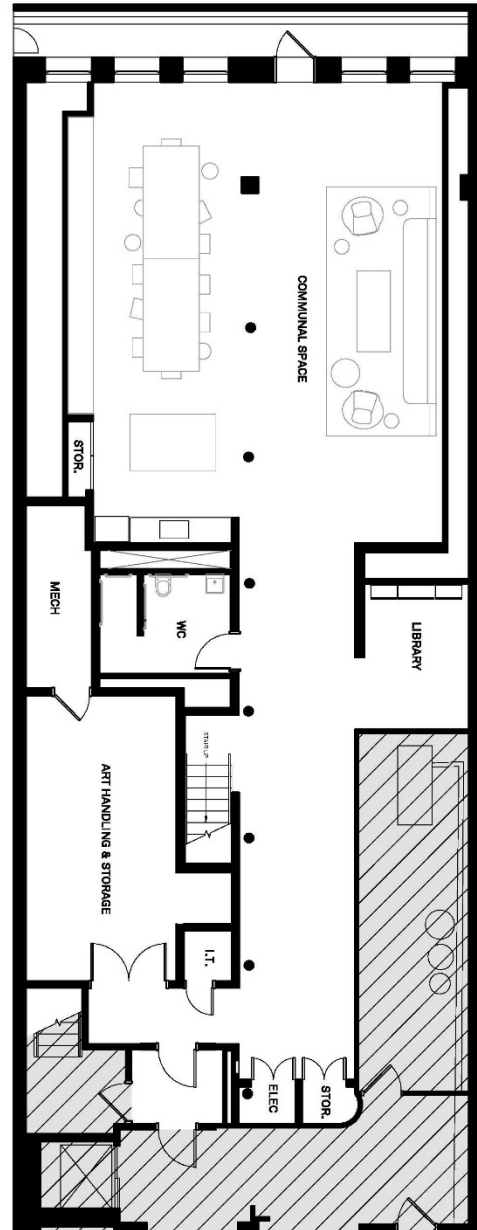


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Ground



Lower Level

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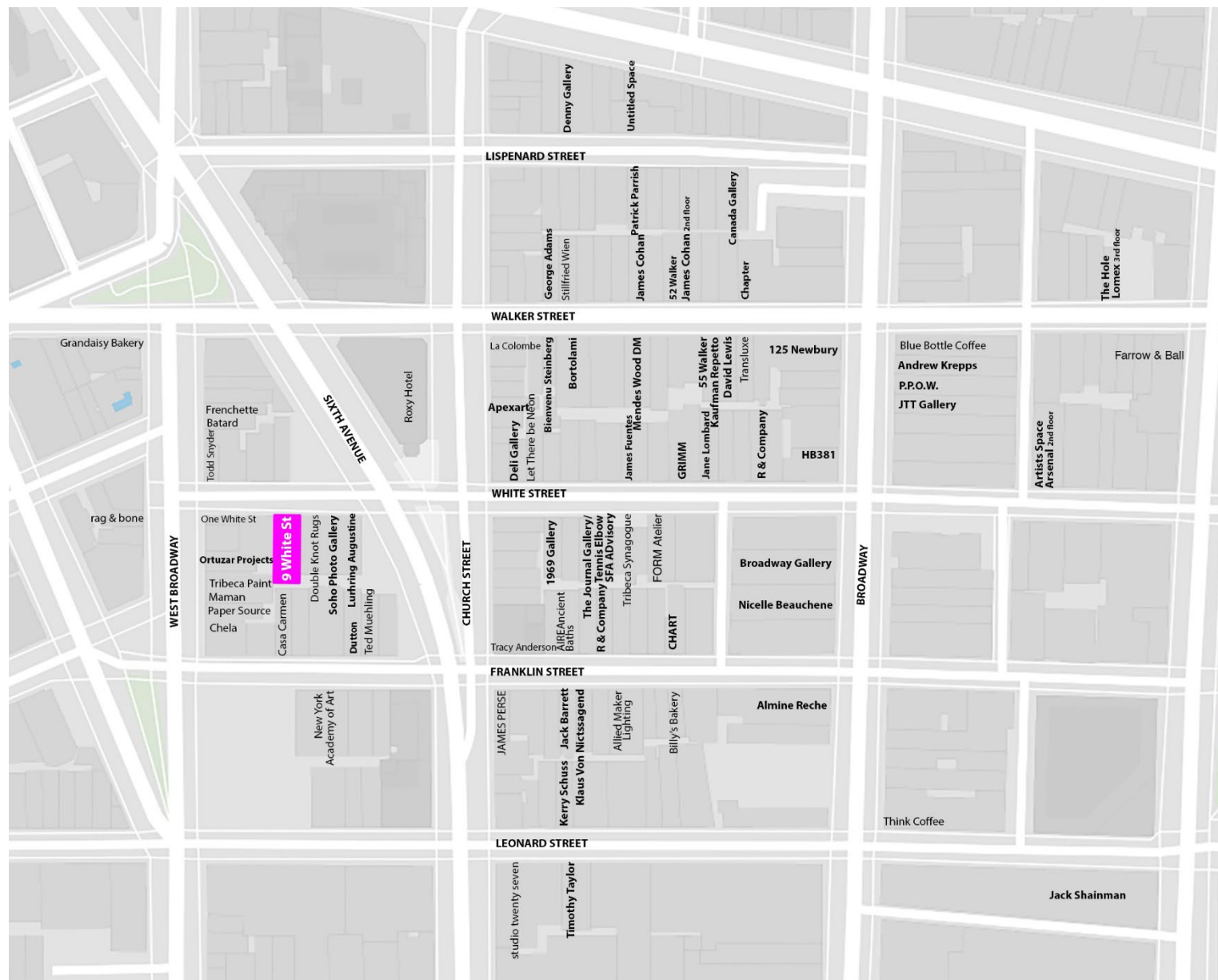
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