



142 Watts Street/457 Washington Street

Multi-Family Townhouse | Block & Lot 595-51 | Tribeca

CORCORAN.COM WEB ID #3437978

Offered at \$12,250,000

\$70,217 Annual RE Taxes

5 Units
5 Floors

Lot Dimensions 20' X 56'
Building Dimensions 20' X 56'
Building Sq. Footage 5,000
Zoning C6-2A

Property Features

2 Car Garage Full Basement Available FAR
Original Detailed Brick Work

First time available in 30 years, a rare offering of a late 1800's Tribeca former waterfront hotel. Currently configured as five separate units. Divided as: ground floor drive-in garage with curb cut, and set up as two car parking with office/storage space. This can easily be rethought to accommodate four cars. The second floor is being used legally as a commercial office space. The three floors above are each full floor lofts with 9' ceilings, fireplaces, kitchens and bathrooms. Every floor has eight windows which bring in abundant southern light and partial river views from a spectacular corner location. This building will be delivered vacant, and easily will convert to one of the most sought after single family residences in northwest Tribeca. There are available air rights to add more square footage to create a partial additional floor to the property. The existing set up could be looked at with numerous possibilities to create your custom vision. Please schedule private appointments with a suggestion of bringing your architects and designers. Please call for further details.

Glenn E. Schiller

Licensed Associate RE Broker

(o) 212.941.2561 | GES@corcoran.com

Cellar: Ceiling height of 7'2", concrete floor, all mechanicals located here

First Floor: Two car garage (possible 4 car), legal curb cut, 9'9" ceiling height, 1000 sq. ft., rear office space

Second Floor: Two offices with a reception area and conference room, half bath, ceiling height of 8'10", 1000 sq. ft., 8 windows

Third Floor: Full floor loft, one bedroom, full bath, kitchen, and living/dining room. Ceiling height of 8'10", 1000 sq. ft., 8 windows.

Fourth Floor: Full floor loft, one bedroom, full bath, kitchen, and living/dining room. Ceiling height of 8'10", 1000 sq. ft., 8 windows.

Fifth Floor: Full floor loft, one bedroom, full bath, kitchen, and living/dining room. Ceiling height of 8'10", 1000 sq. ft., 8 windows.

Roof: Accessed through a bulkhead at the top of the staircase. The roof is flat. Available FAR and buildable air rights are approximated at 600 sq. ft. Setbacks are required.