



435 Broome Street

MIXED-USE BUILDING

Located in the Heart of SoHo

FOR SALE

Asking Price:

24,000,000

A spectacular five (5) story, twenty-five (25) foot wide Victorian Gothic commercial cast-iron loft building located steps from Broadway. The property has a basement and sub-basement, and a rear ground floor skylight, making this the perfect location for a two-story flagship retail store. The property has an elevator, and basic architectural plans. The ceiling heights are 14'9" on the ground floor, 10' in the basement, 8' in the sub-basement, 14' on the second floor, and 11'6" to 14' on the upper floors. The upper floors are owner occupied and will be delivered vacant upon sale. The ground floor retail is currently occupied by Indochino, with a short term lease expiring in 2016. Built in 1873 (and now with electrical risers, two water risers, and two waste lines), the building has a full sprinkler system. This is the perfect opportunity for a flagship retail store, corporate headquarters, or a family seeking a very special residential townhouse in the heart of SoHo.

Building Features	
Total Square Feet (Above Grade)	10,949 (Approx.)
Available Air Rights	1,636 (Approx.)
Block / Lot	473 / 15
Lot Dimensions	24.92' x 101.08'
Lot SF	2,517 (Approx.)
Zoning	M1-5B
Far	5.0
Historic District	SoHo-Cast Iron
Assessment (16/17)	\$1,162,800
Taxes (16/17)	\$123,908



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