

## 57 STONE

Townhouse · Financial District

A fantastic opportunity to own a slice of historical downtown Manhattan. 57 Stone Street is a Neo-Dutch colonial building consisting of three floors with retail occupying ground and basement, and residential / office above. Located in the heart of the Financial District, Stone Street draws hundreds of tourists and professionals daily to its numerous restaurants and bars. Investment Highlights: - Located within the Stone Street Historic District. - Rare opportunity to create a live work space on the upper levels whilst benefitting from substantial income generated from the leased retail units. - Opportunity to condominiumize the upper levels to be sold or leased as a Pied-a-terre duplex.

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**\$8,500,000** (Approx. \$1,560 /Sq.Ft.)

- 6 Rooms
- 3 Baths

Bldg Sq. Footage: 5,450

