

311 CHURCH

Loft Building : Block & Lot 194-18 : TriBeCa

311 Church Street is a mixed use walkup building with modern finishes. The ground floor & basement are occupied by the local hot spot, Macao, while the upper floors are floor through residential units. Each is equipped with a washer & dryer, a hot water tank and fully renovated kitchen and bathrooms. The 2FL unit has 3 bedrooms & 3 full bathrooms, while 3FL, 4FL & 5FL are 3 bedroom and 2 full bathroom units. All get great sunlight entering from the front and the back of the building. All residential tenants pay their own utilities. 311 Church Street is a low maintenance and high yield quality opportunity.

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\$13,900,000 (Approx. \$1,591 /Sq.Ft.)

- 4 Units
- 5 Floors
- 20 Rooms
- 9 Baths

Lot Dimensions: 25x75
Building Dimensions: 25x74
Bldg Sq. Footage: 8,738



Ground Floor: Restaurant-Currently Rented at \$9975/mos

2nd Floor: Loft Apt-Currently used as an office. Current Rent \$4299/mos

3rd Floor: Loft Apt. Currently Rented at \$4300/mos

4th Floor: Loft Apt. Currently Rented at \$4300/mos

5th Floor: Loft Apt. Currently Rented at \$2,000/mos