

11 HUBERT

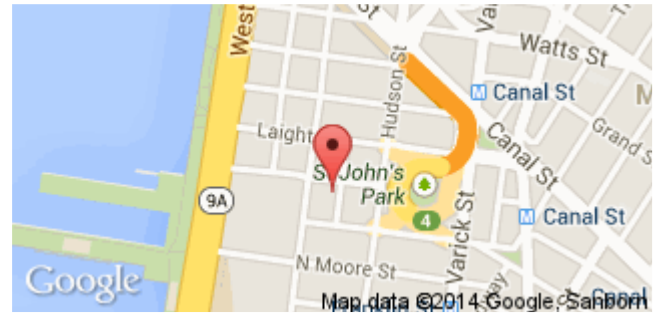
Mixed Use Townhouse :: TriBeCa

\$16,000,000 (Approx. \$1,103 /Sq.Ft.)

\$83,347 Annual RE Taxes

- 2 Units
- 3 Floors
- 5 Baths

Lot Dimensions: 50 x 100
Bldg Sq. Footage: 14,500
Zoning: RC



11 Hubert is an impressive concrete and steel building which sits on the corner of TriBeCa's most exclusive street, in the heart of Tribeca's Historic District. Built full on a prime, 50' X 100' lot, the building has over 14,000 sf apportioned over three floors plus a full basement. A most unique feature is a double wide curb cut that could accommodate private parking for up to four cars. Currently configured as two ground floor offices and two duplex apartments, each with oversize terraces and high ceilings throughout. This owner occupied property can be delivered vacant. Perfect for conversion to two townhouses or a single family mega-mansion. The basement offers over 4,000 sf of partially windowed usable space, with a freight elevator, mechanicals and a restroom. The first floor has over 5,000 sf, which includes office space with oversize windows facing east and west, a kitchen, restroom, parking and mezzanine space with skylight. The second floor has a dramatic living / dining room with glass on three sides, opening onto a fabulous, fully planted 1,500 sf terrace with an outdoor grill, ping pong table, and large seating area. Also on this floor is a master bedroom en suite, second bedroom with bath, and a kitchen, powder and laundry room. The third floor has a living room/den, and four bedrooms, one of which is a master bedroom en suite with a dressing room, and a bath. Stairs lead to a roof deck with over 2,000 sf of outdoor space.

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