

# 238 MULBERRY

Mixed Use Townhouse • Block & Lot 494-8 • SoHo-NoLita



Located in Manhattan's highly desirable NoLita neighborhood between Prince and Spring Streets: A 4 unit, fully renovated live/ work loft building with ground floor retail and 3 full floor market residences. All apartments are in mint condition and boast 12-14' ceilings, are separately metered, Central AC, and private outdoor terraces.

## FEATURES

- Garden
- Roof deck
- Terrace

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**\$16,900,000** (Approx. \$2,315 /Sq.Ft.)

\$51,283 Annual RE Taxes

- 4 Units
- 5 Floors
- 14 Rooms
- 8 Baths

Building Dimensions: 25' X 96'  
Bldg Sq. Footage: 7,300  
Zoning: C6-2



**Ground Floor:** Retail store: 2100 sq ft approximate, with 15 feet of frontage, 13' ceilings, with a curb cut for parking. Currently a boutique retail store. Lease ends 2019.

**Second Floor Apartment:** 1800 sq ft approximate, floor-through one bed, flex 2 bed, two bath residence with a 25' x 23' private outdoor terrace with gas grill and central AC. The walls-of-glass, tin ceilings, 13' ceiling heights, bamboo floors, multiple skylights, real chefs kitchen, Washer/Dryer and state-of-the-art finishes are just a few of this residence remarkable features. Lease ends 12/2014

**Third Floor Apartment :** 1300 sq ft approximate, floor-through two bed, two bath and 25' x 14' terrace. Oversized windows, 12' Ceilings, Oak floors, Stainless appliances, Washer/Dryer and State-of-the-art finishes describe this remarkable space. Lease ends 11/2014

**Fourth & Fifth Floors :** Duplex Penthouse; 2000 sq ft approximate, floor-through two bed, two bath duplex home with roof planted terrace and central AC. A grand space with kitchen and counter open to a very large dinning and living room facing west, Mulberry Street. Features 14' ceilings and oversized windows and skylights throughout, offering continuous light from every angle. Lease ends 02/2016