

# 49 WARREN

Commercial Building | TriBeCa

**\$3,749,000**

- 12 Units
- 6 Floors



For sale is Commercial Unit 1E and 1F, within the building 49 Warren. Condo Unit 1F is a street level retail space of approximately 354 Sq Ft. It is currently vacant and built out as an office with one bathroom. The dropped ceiling can be removed to reveal approximately 15' ceilings. Unit 1F has approximately 15' of frontage including a dedicated entrance. The zoning Use Group for Unit 1F is C-6. Condo Unit 1E is a multi-level commercial space comprised of approximately 1,108 Square Feet on the Ground Floor; 1,462 SF in a selling Lower Level and a further 1,462 SF in a useable Sub Cellar. There is also a rear courtyard on the sub cellar level of approximately 300 Square Feet. Unit 1E has a separate street entrance leading to the rear of the ground floor and the two lower levels. The 49 Warren Street Condominium Building is set back 15 Feet at the rear of the property creating space for good natural light on each level through large window bays. Unit 1E is currently being used as a residence with an open kitchen and dining area on the Ground Floor with one bathroom and exposed approximately 15' ceilings; two open plan rooms, one open studio space, storage areas and three bathrooms on the Lower Level with ceiling heights of approximately 10'7"; and the Sub Cellar layout includes an open area with a bathroom, a bowling alley, two rooms for storage and an outdoor courtyard. Ceiling heights in the Sub Cellar are approximately 8'. The zoning Use Group for Unit 1E is TMU.

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