



Raven Property
Advisors

Exclusive Offering:
302 Canal Street aka 61 Lispenard Street
Tribeca, Manhattan
Block-Through 5-Story Mixed-Use Building
2 Free Market Residential Units & 2 Commercial Units

302 Canal Street

New York, NY 10013



5-Story Mixed-Use Building in
Prime TriBeCa, Manhattan

REDUCED Asking Price:
~~\$6,450,000~~ \$5,950,000 | 6.5% Cap Rate



View from 61 Lispenard Street

302 Canal Street aka 61 Lispenard Street, is a 19-foot-wide, **block-through** 5-story mixed-use building totaling approximately **6,768 gross square feet**. The property features four total units, **including two free-market residential and two commercial spaces**, and is 100% free-market. Ideally positioned at the intersection of Tribeca and SoHo, it offers exceptional retail exposure and benefits from a prime location just steps from the Canal Street subway hub, providing convenient access to the **4/6/J/N/Q/R/W** lines.

For more information, please contact exclusive brokers:

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Raven Property Advisors LLC (RPA LLC) believes all data and information regarding real property to be accurate, but may be subject to errors, omissions, changes in price, changes in exact measurements, rents, or other property data, prior sale or withdrawal without further notice. The information contained herein is NOT intended to be a complete list of all information a prospective purchaser may need in contemplating whether or not to make an offer. The contents herein are not intended to create or imply a legal commitment by RPA LLC, including but not limited to, the payment of a commission to any other person, finder, brokerage, or other entity without further written agreement.

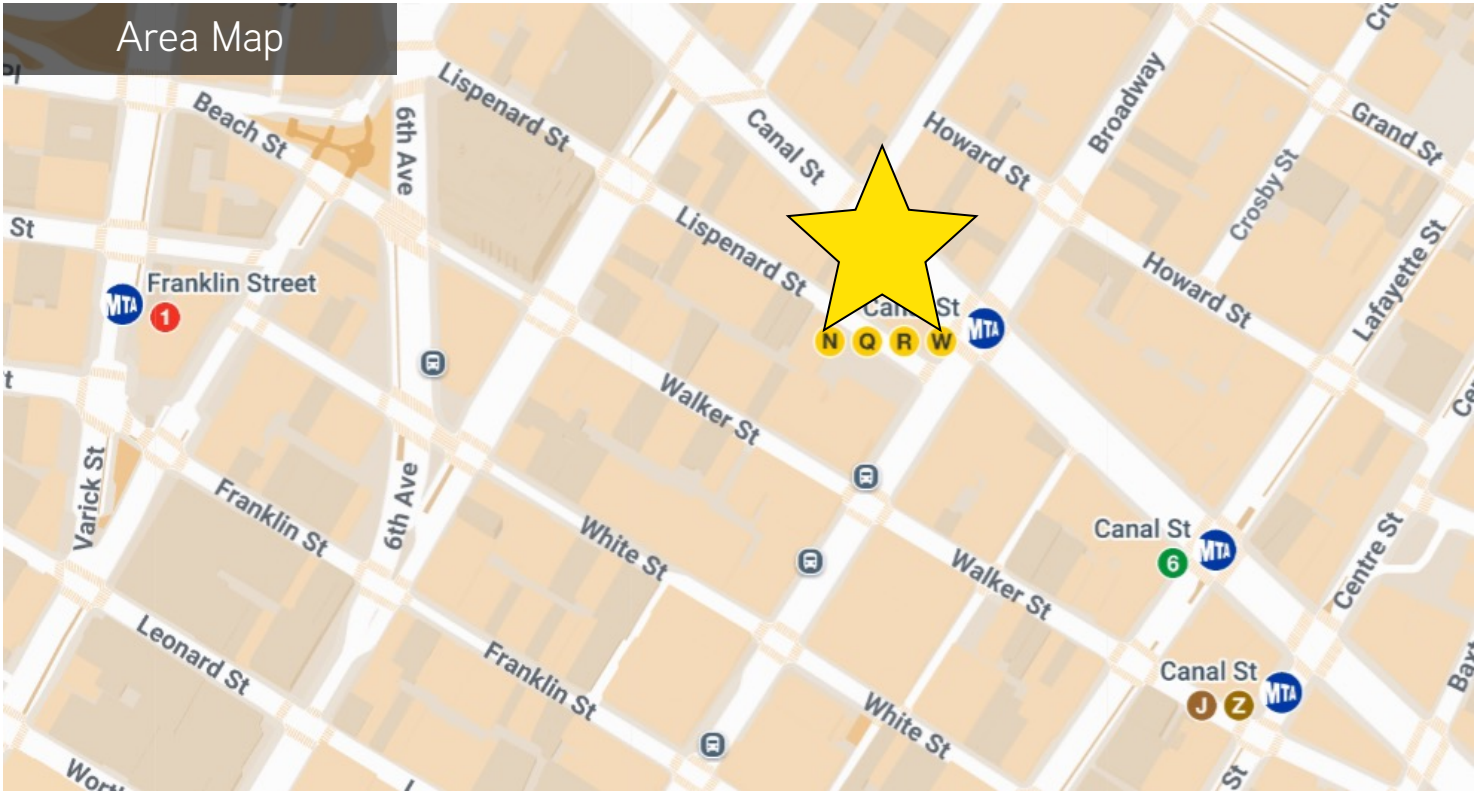
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Address	302 Canal Street (aka 61 Lispenard Street)
Cross Street	Broadway and Church Street
Neighborhood	Tribeca
Description	Mixed-Use
Block / Lot	M-210-19
Year Built	1910
Lot Dimensions	18.67' x 62.5'
Lot Size	1,124 SF
Stories	4
Residential Units	2
Commercial Units	2
Total Units	4
Zoning	C6-2A
Total Gross SF	6,768
FAR	6.02
Air Rights	N/A (overbuilt)
Real Estate Taxes	\$85,037
Tax Class	4



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Financial Overview

Unit	Unit Type	Current Monthly Rent	Current Annual Rent	Expiration	Mark-to-Market Monthly Rent	Mark-to-Market Annual Rent
Commercial	Retail	\$16,391	\$196,691	October-29	\$16,391	\$196,691
2nd FL Loft	Office	\$6,010	\$72,121	October-29	\$6,010	\$72,121
3rd FL Loft	1 BR	\$7,304	\$87,642	March-27	\$8,000	\$90,000
4/5 FL Duplex	3 BR	\$15,000	\$180,000	July-27	\$16,500	\$204,000
Totals:		\$44,704.50	\$536,454		\$46,901	\$562,812

Total Annual Revenue		Current	Proforma
Total Commercial Income		\$268,812	\$268,812
Total Residential Income		\$267,642	\$294,000
Total Gross Income		\$536,454	\$562,812
Vacancy & Credit Loss	3%	(\$16,094)	(\$16,884)
Effective Gross Income		\$520,360	\$545,928
Total Estimated Expenses			
Real Estate Taxes (26/27)	Actual	\$85,037	\$93,483
Insurance	Per Owner	\$22,706	\$22,706
Electric/Heat	Estimated	\$1,165	\$1,165
Water/Sewer	Per Owner	\$3,500	\$3,500
Repairs & Maintenance	Estimated	\$6,000	\$6,000
Management Fee/Super	3%	\$15,611	\$16,378
Total		\$134,019	\$143,231
Net Operating Income		\$386,341	\$402,696

* Tenants are responsible for electricity and heat.

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