

132 WEST BROADWAY, NEW YORK, NY 10013

EXCLUSIVE OFFERING MEMORANDUM

Rare Two-Story Commercial Building in Tribeca



IPRG

132 WEST BROADWAY, NEW YORK, NY 10013

**IPRG**

COMMERCIAL BUILDING IN TRIBECA FOR SALE

**132 WEST BROADWAY, NEW YORK, NY 10013**

RARE TWO-STORY COMMERCIAL BUILDING IN TRIBECA **FOR SALE**

---

## TABLE OF CONTENTS

### 01 INVESTMENT PRICING

### 02 PROPERTY INFORMATION

FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

**Adam Lobel**

Founding Partner

718.360.8815

adam@iprg.com

**Zachary Ziskin**

Partner

718.360.0969

zachary@iprg.com

**Justin Zeitchik**

Partner

718.360.8827

justin@iprg.com

**Christian Ingenito**

Associate

718.416.6132

cingenito@iprg.com

**Cheri Roohi**

Associate

917.203.8314

croohi@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

# IPRG

## INVESTMENT PRICING

132 WEST BROADWAY





## OFFERING PRICE

**\$4,800,000**

## DELIVERED VACANT

## INVESTMENT HIGHLIGHTS

2,500  
Approx. SF

\$1,920  
Price/SF

7,500  
Approx. Buildable SF

\$640  
Price/Buildable SF

C6-2A / R8A equiv.  
Zoning

6.0  
FAR

25 ft x 50 ft  
Lot Dimensions

25 ft x 50 ft  
Building Dimensions

# I PRG

## PROPERTY INFORMATION

132 WEST BROADWAY



# 132 WEST BROADWAY, NEW YORK, NY 10013

RARE TWO-STORY COMMERCIAL BUILDING IN TRIBECA **FOR SALE**

## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to present 132 West Broadway, a rare two-story commercial building located off Duane Street in the heart of Tribeca.

The building contains approximately 2,500 SF and measures 25' x 50', built full on the lot, offering efficient and flexible interior layouts ideal for a variety of commercial uses or a boutique residential redevelopment.

With its favorable C6-2A zoning and strategic corner-adjacent location, 132 West Broadway presents a rare blank canvas for a flagship restaurant, boutique hospitality concept, or high-end office/showroom in the heart of Tribeca.

Surrounded by iconic neighborhood destinations such as The Odeon, Tiny's, The Forge, Bubby's, Tribeca Grill, Locanda Verde, and Frenchette, the property sits at the center of one of Downtown Manhattan's most vibrant and enduring dining and cultural corridors.

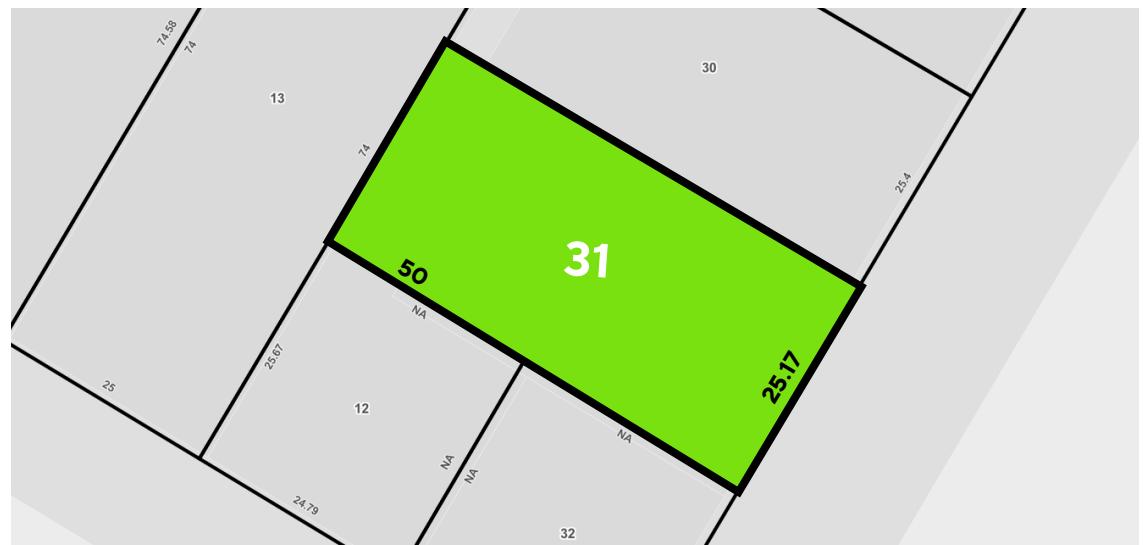
In addition to its prime location and strong visibility along West Broadway, the property offers significant development potential. With a residential FAR of 5, the site allows for the construction of a five-story building totaling up to 6,250 SF, creating an exceptional opportunity for residential or mixed-use redevelopment in one of New York City's most supply-constrained and high-demand neighborhoods.

Situated among world-class dining, luxury residences, and excellent transit options, 132 West Broadway represents a compelling acquisition for both investors and owner-users seeking long-term value and upside in Tribeca.

## BUILDING INFORMATION

BLOCK & LOT:	00144-0031
NEIGHBORHOOD:	Tribeca
CROSS STREETS:	Duane St & Thomas St
LOT DIMENSIONS:	25 ft x 50 ft
APPROX. BUILDABLE SF:	7,500
ZONING:	C6-2A / R8A equiv.
FAR:	6.0
TAX CLASS	4

## TAX MAP



# 132 WEST BROADWAY, NEW YORK, NY 10013

RARE TWO-STORY COMMERCIAL BUILDING IN TRIBECA **FOR SALE**

PROPERTY MAP

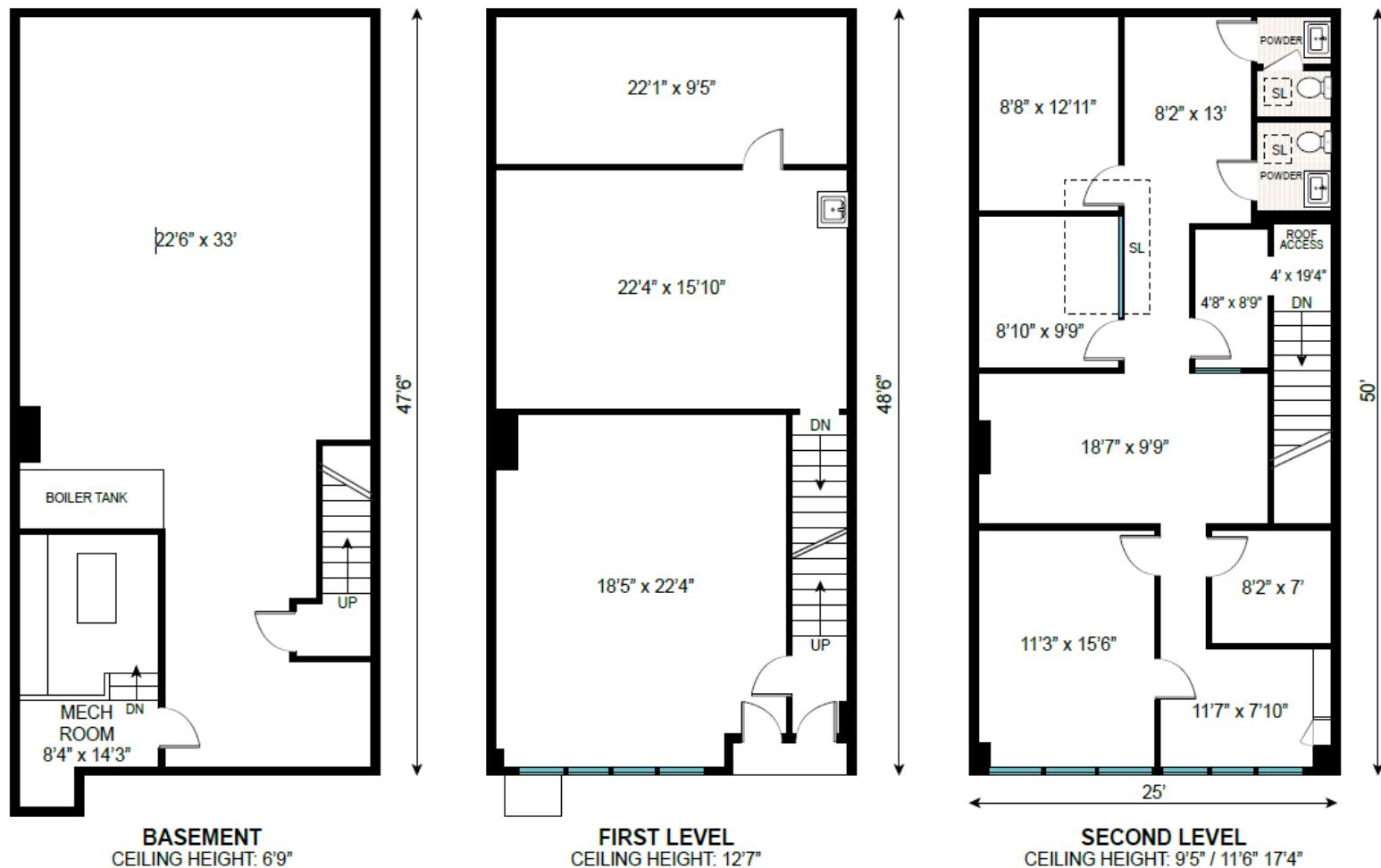


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

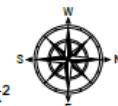
# 132 WEST BROADWAY, NEW YORK, NY 10013

RARE TWO-STORY COMMERCIAL BUILDING IN TRIBECΑ **FOR SALE**

## FLOOR PLANS



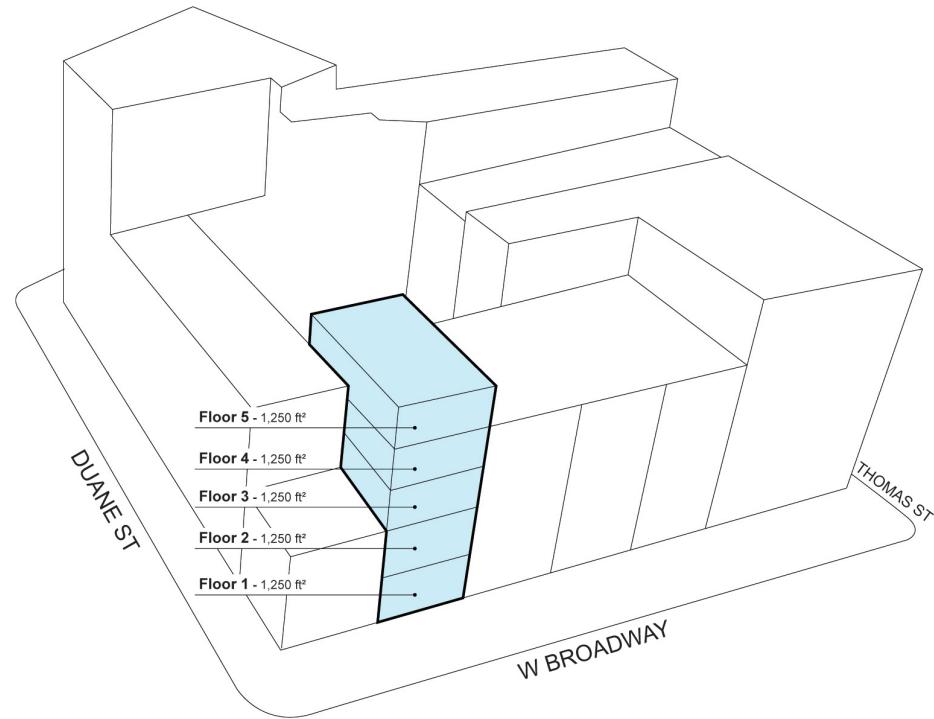
Scale in feet. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



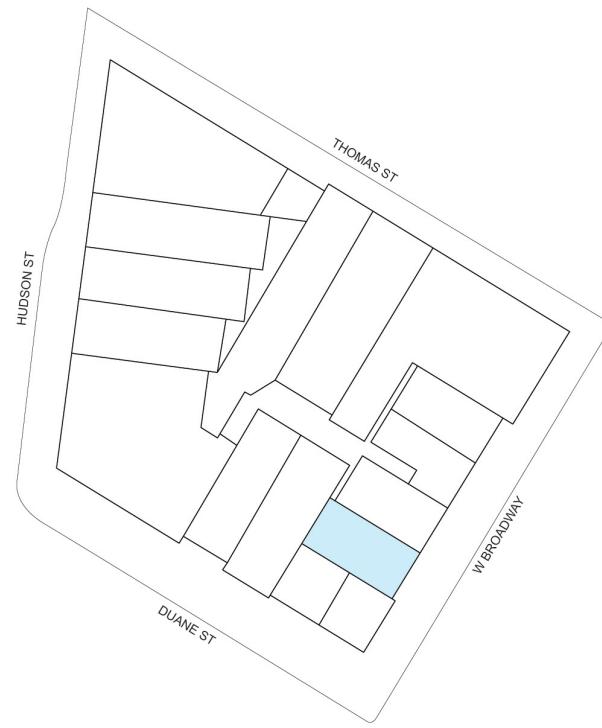
# 132 WEST BROADWAY, NEW YORK, NY 10013

RARE TWO-STORY COMMERCIAL BUILDING IN TRIBECA **FOR SALE**

## STACKING PLAN



**REDEVELOPMENT PLAN**



**TOTAL: 6250 ft<sup>2</sup>**

Scale in feet. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

# 132 WEST BROADWAY, NEW YORK, NY 10013

RARE TWO-STORY COMMERCIAL BUILDING IN TRIBECA **FOR SALE**

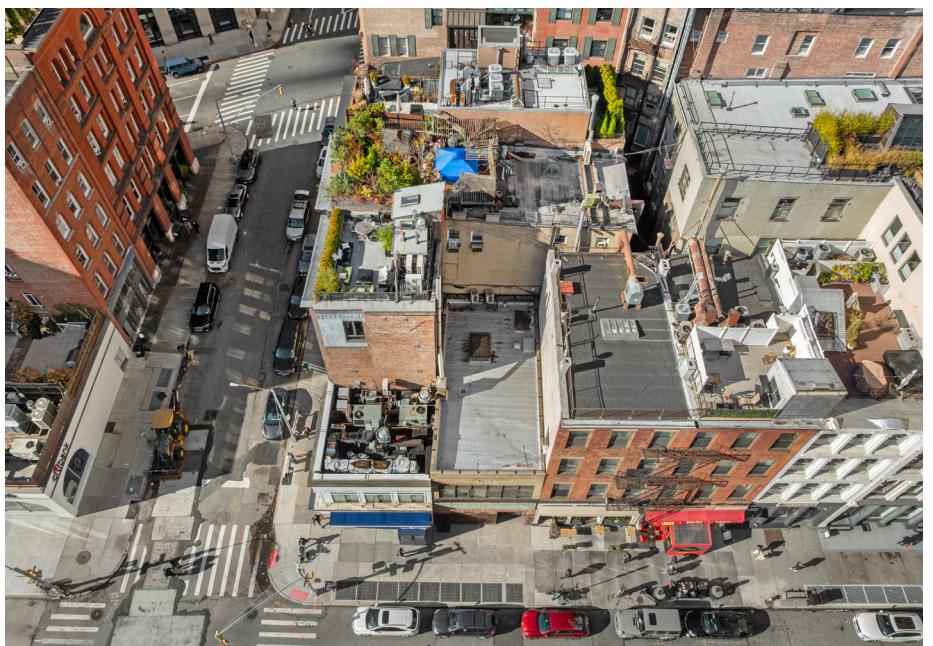
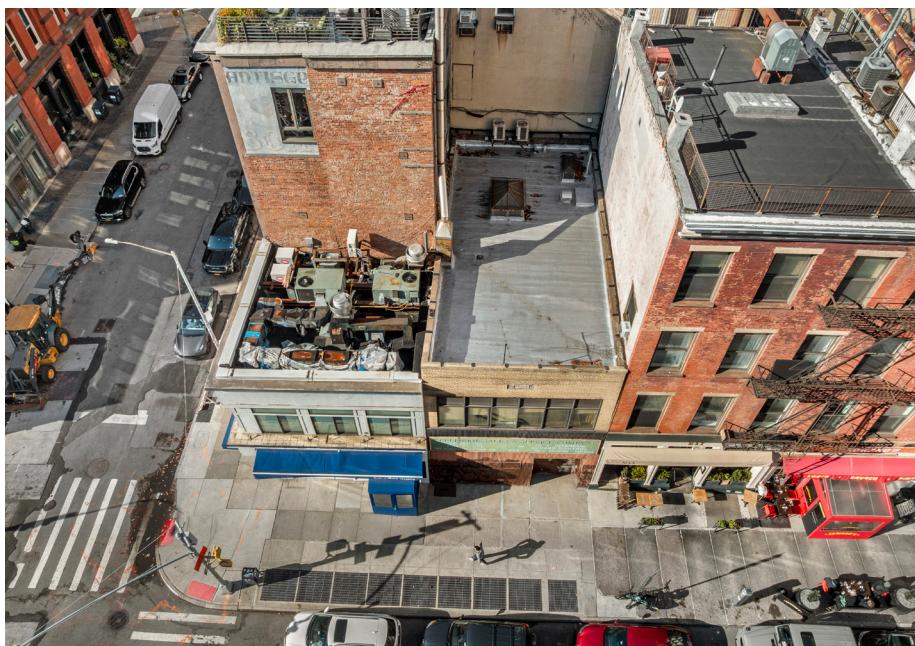
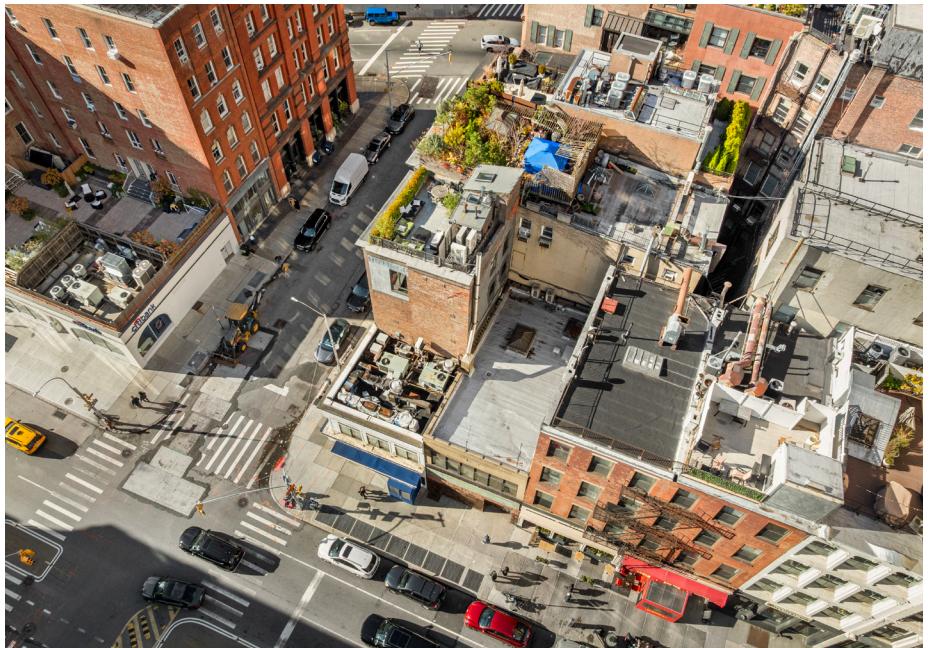
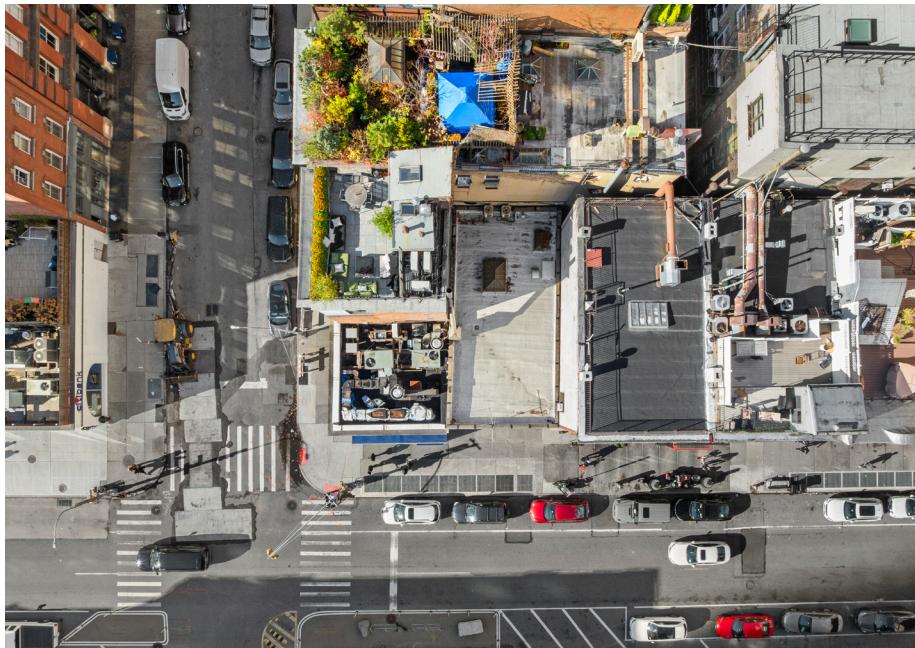
RENDERING



# 132 WEST BROADWAY, NEW YORK, NY 10013

RARE TWO-STORY COMMERCIAL BUILDING IN TRIBECA **FOR SALE**

ADDITIONAL PROPERTY PHOTOS



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



# IPRG

132 WEST BROADWAY, NEW YORK, NY 10013

RARE TWO-STORY COMMERCIAL BUILDING IN TRIBECA **FOR SALE**

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

**Adam Lobel**

Founding Partner

718.360.8815

[adam@iprg.com](mailto:adam@iprg.com)

**Zachary Ziskin**

Partner

718.360.0969

[zachary@iprg.com](mailto:zachary@iprg.com)

**Justin Zeitchik**

Partner

718.360.8827

[justin@iprg.com](mailto:justin@iprg.com)

**Christian Ingenito**

Associate

718.416.6132

[cingenito@iprg.com](mailto:cingenito@iprg.com)

**Cheri Roohi**

Associate

917.203.8314

[croohi@iprg.com](mailto:croohi@iprg.com)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.